

Currituck County Board of Commissioners Agenda

Historic Currituck County Courthouse

Date: Monday, June 02, 2008

Time: 7:00 PM

Work Sessions

6:30 Humane Society

Regular Agenda

- 7:00 p.m. Invocation
Pledge of Allegiance
- Item 1 Approval of Agenda
- Item 2 Public Comment
Please limit comments to items not appearing on the regular agenda, please limit comments to 3 minutes.
- Item 3 **Presentation of FY 08-09 County Budget**
- Item 4 **Recognition of Marshal Cherry**
- Item 5 **Public Hearing and Action** PB 08-19 Shirley D. Webber: Request to establish a Conditional District – Planned Unit Development Overlay Zone (CD-PUD) on 226 acres. The property is located at 7160 Caratoke Highway, approximately 2/10ths of a mile south of the intersection with Forbes Road, adjacent to the North River. Tax Map 109, Parcel 156, Poplar Branch Township.
- Item 6 **Public Hearing and Action** PB 88-66 Villages at Ocean Hill PUD: Amended Sketch Plan/SUP for Automobile Parking. The property is located on NC 12 (Ocean Trail) and adjacent to Lakeside Drive and the Villages at Ocean Hill wastewater disposal area, Tax Map 114, Parcel 3L, Poplar Branch Township.
- Item 7 **Public Hearing and Action** PB 08-20 Coastal Explorations: Request a Special Use Permit, for a retail store for sales & kayak tour bookings for an “Eco-tourism business at the site with kayak rentals and education programs” at 1130 F Corolla Village Road, Corolla, in Currituck County.

Item 8 **Public Hearing and Action** PB 08-21 Coastal Explorations:
Request a Special Use Permit, construct an elevated 1,495 ft.
boardwalk access over Coastal Wetlands, 2 platform access areas
for kayak launching, 3 racks for storing a total of 21 kayaks, and a
single boat lift in the Currituck Sound, at 1118 , in Currituck County.

Item 9 **Consent Agenda:**
1. Jarvisburg Elementary School Change Orders 7 & 8 to
Blueridge General
2. Approval of May 19, 2008 Minutes
3. Budget amendments

Item 10 Commissioner's Report

Item 11 County Manager's Report

Adjourn

Special Meeting

Call to Order

Ocean Sands Budget amendment

Adjourn

**CASE ANALYSIS FOR THE
BOARD OF COMMISSIONERS
MEETING DATE: June 2, 2008
Conditional District Zoning Map Amendment:
PB 08-19 Shirley Webber**

- TYPE OF REQUEST:** To establish a Conditional District – Planned Unit Development Overlay Zone (CD-PUD) on 226 acres.
- LOCATION:** Located at 7160 Caratoke Highway, approximately 2/10ths of a mile south of the intersection with Forbes Road, adjacent to the North River.
- TAX ID:** Tax Map 109, Parcel 156
0109-000-0156-0000
- OWNER/APPLICANT:** Shirley D. Webber & Shirley D. Webber Family, LLC
PO Box 49
Jarvisburg, NC 27947
- AGENT:** Quible and Associates, P.C.
Eddie Valdivieso
PO Drawer 870
Kitty Hawk, NC 27949
- CURRENT ZONING:** Residential (R)
- PROPOSED ZONING:** Conditional District-Planned Unit Development Overlay (CD-PUD)
- ZONING CONDITIONS:** 1. Maximum gross residential density of 1.5 dwelling units per acre.

In order to address outstanding staff concerns, as included in the case analysis and Planning Board recommendation, the applicant intends to add the following zoning conditions:

- Provide interconnectivity in a north-south direction via stub streets to the existing property line; the specific locations will be identified as part of the sketch plan or an approved master plan.
- Provide a bike lane along identified proposed rights-of-way to promote alternate means of transportation throughout the proposed development; the specific location of the internal streets will be identified as part of the sketch plan or an approved master plan.

- Provide design controls by formulating an architectural theme (on both residential and commercial properties) to promote architectural styles that are reflective of a coastal community; the specific styles will be identified as part of the sketch plan or an approved master plan.
- Provide vegetative buffers and berms as necessary along the property line adjacent to agricultural and farming properties; additional landscaping requirements in these specific areas will be identified as part of the sketch plan or an approved master plan.
- Allow public access to the waterfront through the hotel development.

ZONING HISTORY: The property was zoned Residential (R) on July 2, 2007.

SURROUNDING PROPERTY:

	Land Use	Zoning
NORTH:	Agricultural/Residential	A
SOUTH:	Agricultural	R
EAST:	Undeveloped	C
WEST:	North River	NA

EXISTING LAND USE: Agricultural/Undeveloped.

PROPOSED LAND USE: Mixed use project.

LAND USE PLAN CLASSIFICATION:

The 2006 Land Use Plan classifies the site as **Limited Service** within the **Jarvisburg Sub-Area**.

The purpose of the Limited Services Area class is to provide for primarily residential development at low densities. Despite the overall low density of these areas, efforts should be made to encourage clusters of residential uses to preserve open space and to provide for a sense of a "community". Base development density should be 1 unit per acre but could be increased to 1.5 units per acre through overlay zoning depending upon whether service facilities are in place or planned and the potential impact on the surrounding community. In the same instances where slightly higher density is considered appropriate a moderate mix of housing types such as semi-detached would also be considered reasonable.

The policy emphasis of the 2006 plan is to allow the Jarvisburg area to accommodate quality residential development at low densities while preserving the rural landscape between such developments. Similar to the Grandy area, but at a lower overall density, new residential development should be encouraged to locate in compact, village like clusters, preferably near existing, non-agricultural activities and services. An example might be a new compact,

walkable neighborhood of homes built near an existing or proposed church, school or compatibly designed general store.

The following Land Use Plan policies are also relevant to this request:

POLICY PA1: Public access to the sound and ocean waters of Currituck County is essential to the quality of life of residents and visitors, as well as the economy of the area. The County supports the establishment of ADDITIONAL PUBLIC AND PRIVATE ACCESS opportunities to the waters of Currituck County.

POLICY PA5: PUBLIC AND PRIVATE MARINAS offering access to area waters should be encouraged when developed in accordance with the CAMA specific use standards for marinas (i.e. docks for more than 10 vessels). Marinas shall not be approved, however, that are incompatible with nearby land uses or whose designs fail to meet the environmental quality and development standards of the County's Unified Development Ordinance.

POLICY PA7: Currituck County marina owners shall be encouraged to participate in BEST PRACTICE OPERATING PROGRAMS, such as the "Clean Marina" program sponsored by the NC Division of Coastal Management and the NC Marine Trades Services organization.

POLICY AG4: County growth management tools, including particularly zoning, should provide PROTECTION TO AGRICULTURE and other RESOURCE BASED ACTIVITIES from incompatible land uses, such as a residential subdivision in the midst of generally uninterrupted farm land.

POLICY HN1: Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the site, and the proximity of the site to existing and planned urban services.

POLICY CD8: MIXED-USE DEVELOPMENTS, properly planned from the outset, which allow for a compatible mixture of residential and non-residential uses with a pedestrian scale and design, are encouraged.

POLICY TR7: A system of LOCAL CONNECTOR ROADS shall be identified and implemented to allow local traffic to move in a north-south direction without having to use and further burden US 158.

POLICY PR8: New mixed use developments, office and business parks, and other non-residential areas shall be encouraged to include WALKWAYS WITHIN THE DEVELOPMENT.

POLICY ES2: NON-COASTAL WETLANDS, including FRESHWATER SWAMPS, AND INLAND, NON-TIDAL WETLANDS, shall be conserved for the important role they play in absorbing floodwaters, filtering pollutants from stormwater runoff, recharging the ground water table, and providing critical habitat for many plant and animal species.

POLICY WQ5: Development that preserves the NATURAL FEATURES OF THE SITE, including existing topography and significant existing vegetation, shall be encouraged.

POLICY WQ6: Currituck County supports the retention or preservation of VEGETATED BUFFERS along the edge of drainage ways, streams and other components of the estuarine system as an effective, low cost means of protecting water quality.

POLICY CA1: The important economic, tourism, and community image benefits of attractive, functional MAJOR HIGHWAY CORRIDORS through Currituck County shall be recognized. Such highway corridors, beginning with US 158 and NC 168, shall receive priority attention for improved appearance and development standards, including driveway access, landscaping, buffering, signage, lighting and tree preservation.

**PUBLIC SERVICES
AND UTILITIES:**

The Lower Currituck Volunteer Fire Department provides fire protection for this area. Electric, telephone, cable television, and public water are available.

TRANSPORTATION:

The site is accessible from Caratoke Highway. The site also presents an opportunity to establish future street connections to the north and south.

FLOOD ZONE:

Approximately 43 acres of the site are located in Flood Zone AE(7).

WETLANDS:

Approximately 50 acres of wetlands are located on the site.

SOILS:

The Currituck County Soils map indicates the property contains primarily suitable or marginal soils for on-site septic systems. There are limited amounts of non-suitable soils located in the wetlands areas.

**STAFF
RECOMMENDATION:**

Staff recommends **approval** of the request to establish a 226 acre Conditional District – Planned Unit Development Overlay Zone (CD-PUD). What follows are the reasons for recommending approval, as well as a summary of outstanding concerns that staff would prefer be addressed as part of the rezoning request.

Reasons for approval: The following points support the approval of this request as presented.

1. The proposed PUD overlay request is in general compliance with the Limited Service designation of the 2006 Land Use Plan.
2. The proposed zoning condition limiting development density to 1.5 dwelling units per acre is consistent with the objectives of the Currituck County Unified Development Ordinance and 2006 Land Use Plan, and promotes compatibility between the subject property and surrounding area. (LUP Policy HN1)
3. As depicted on a conceptual site plan submitted as part of the application, this request includes a mixture of uses including single family dwellings, townhomes, condominiums, nonresidential uses, and a hotel. (LUP Policy CD8)

Outstanding Staff Concerns: The conditional zoning process provides an opportunity for an applicant to propose use limitations or development conditions that ensure development proposals are consistent with the policies set forth in adopted plans. Staff feels the following concerns could be appropriately addressed through the conditional zoning process.

1. Promote interconnectivity by requiring future road connections to adjacent properties to the north and south. This will eventually allow local traffic to move in a north-south direction without having to use US 158. (LUP Policy TR7)
2. Provide for pedestrian or bicycle movement throughout the development through the use of interconnected multi-modal pathways. (LUP Policy PR8)
3. Promote architectural styles that are reflective of a coastal community and/or the vernacular of the general area. This includes limiting metal building materials and the size and scale of nonresidential uses. Avoiding homogenous residential development patterns is also consistent with a well-planned community. (LUP Policies CA1, ML4)
4. Priority should be given to the retention and preservation of wetlands and existing areas of significant vegetation. The establishment of conservation easements and tree conservation areas will ensure the environmental integrity of the site is preserved. (LUP Policies ES2, WQ5, WQ6)

5. Provide increased vegetative buffers or setbacks for areas of the subject property that may conflict with agricultural operations or other resource based activities. (Policy AG4)
6. Provide for public access to the waterfront through the use of docks, piers, boat ramps, and multi-modal pathways. (Policy PA1)
7. If a marina is integrated into the development, maintain environmental quality and land use policies set forth by the County and CAMA. This includes participation in a best practice operating program such as the “Clean Marina” program sponsored by the NC Division of Coastal Management. (Policies PA5, PA7)

PLANNING BOARD DISCUSSION

Mr. Woody presented the case analysis to the Board.

Mr. Valdivieso stated that the wetlands have been delineated by the Army Corps of Engineers. The Army Corps have confirmed the line, not the plat, that the center piece is not wetlands nor is the blue area. It is roughly a 20 acre piece on the northwest corner and 5 acres on the South side. When looking at the soil types they approximated that 50 acres of this property were wetlands. Again they do not have a signed plat, but the Army Corps has been in the field and they have agreed to where the flags are. The next step is to survey this line and get it on a plat and have the Army Corps to sign off on it. Mr. Valdivieso stated that all the staff recommendations are acceptable to a degree; that they want to get the rezoning done so they can finalize the sketch plan. The plan would show the areas that would be preserved such as wetlands and hardwood, as well as interconnectivity; some form of public access to the hotel facility is being contemplated. He stated that the conditions that have been brought forth he cannot think of any great objection too, it is a question of how to fit this into their plan. For example, the buffers and setbacks which are entirely feasible, but they would like to have a plan done which says this is our buffers and setbacks will be. Mr. Valdivieso stated that the new conditional zoning opportunity works very well for this property.

Ms. Turner asked is there is a major issue with connectivity with this project.

Mr. Valdivieso stated that it crosses someone else's land. Interconnectivity will be taken into account.

Mr. Valdivieso stated that out of the community meeting that there was a concern about what can and what cannot go into the commercial property on US 158. The land is zoned commercial which can be sold. The tone of development they are trying to establish is that they are setting a high standard to control architecturally what will go in the commercial property.

Mr. West stated that if done right commercial development can be hidden behind trees like Hilton Head.

Mr. Woody stated that the current request does not include the 2 front acres.

Ms. Garrison asked if there were any questions.

Mr. Kovacs asked what the price range is for the townhomes and detached homes.

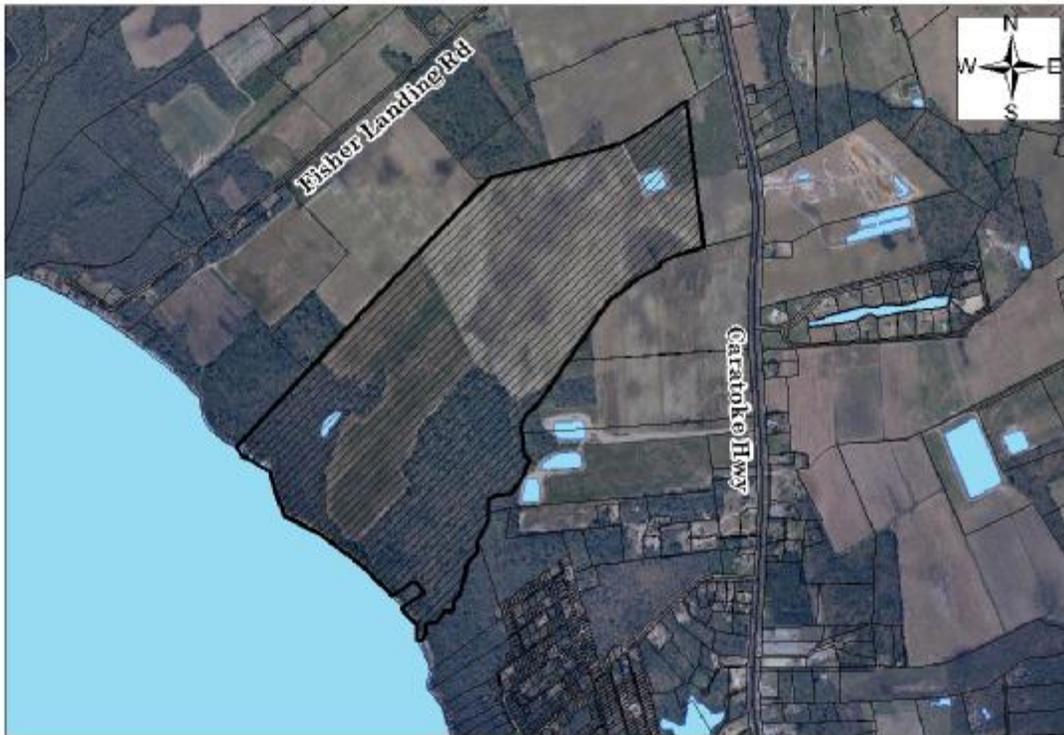
Ms. Garrison stated that they will have 5 different types which will allow a variety of quality housing and ranges.

Mr. Kolodnor stated his company is the planners for this project.

Ms. Lipman stated she supports this project.

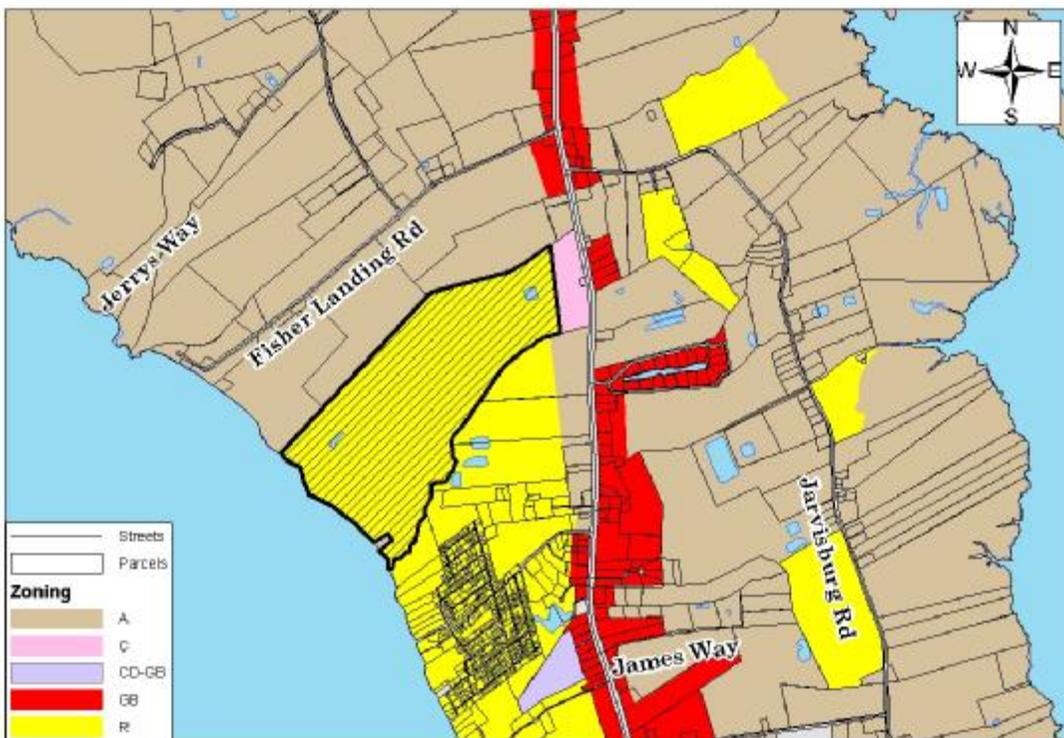
ACTION

Mr. Bell motion to recommend approval with staff recommendations to establish a Conditional District-Planned Unit Development Overlay Zone as presented. This request complies with the 2006 Land Use Plan. Ms. Robbins seconded the motion. Motion passed unanimously.



**PB 08-19 SHIRLEY WEBBER
CD-PUD OVERLAY REQUEST**

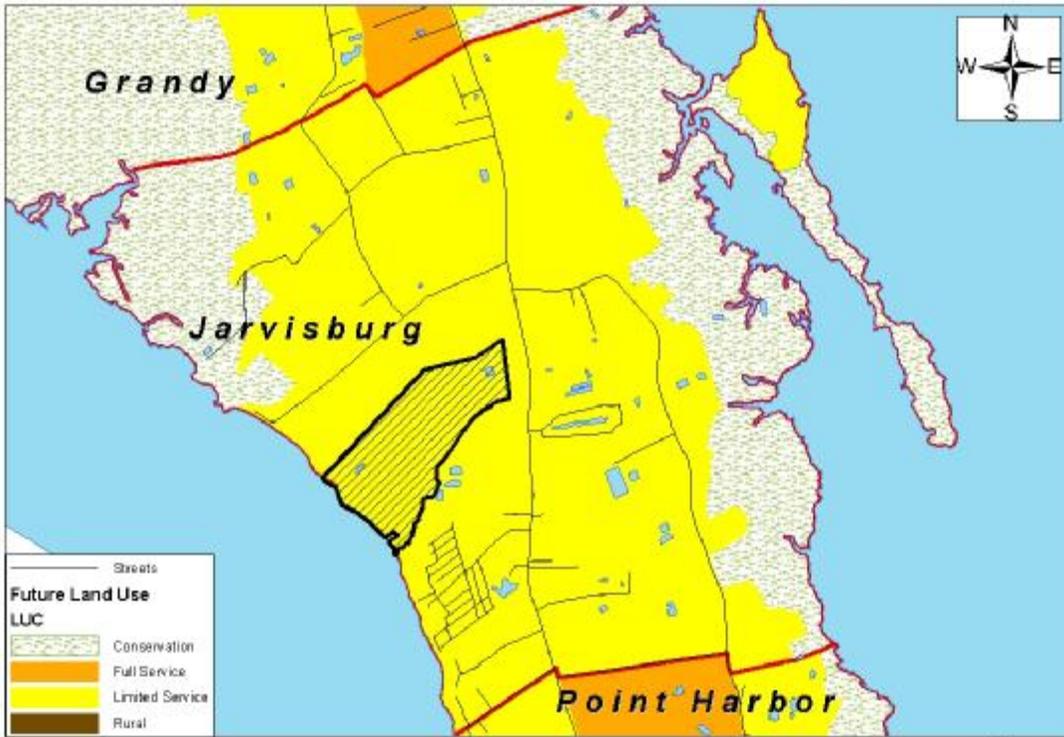
0 600 1,200 2,400 Feet
Currituck County Planning Department



**PB 08-19 SHIRLEY WEBBER
CD-PUD OVERLAY REQUEST**

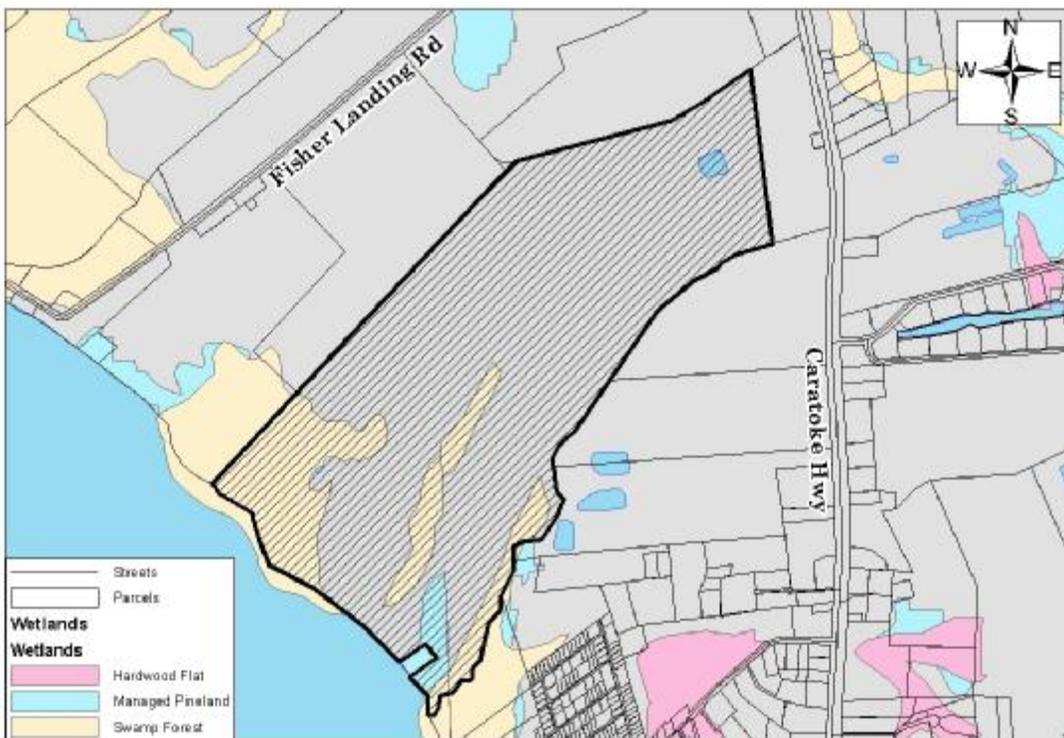
0 1,000 2,000 4,000 Feet
Currituck County Planning Department





**PB 08-19 SHIRLEY WEBBER
CD-PUD OVERLAY REQUEST**

0 1,500 3,000 6,000 Feet
Currituck County Planning Department



**PB 08-19 SHIRLEY WEBBER
CD-PUD OVERLAY REQUEST**

0 500 1,000 2,000 Feet
Currituck County Planning Department



NORTH RIVER RESORT

Currituck County CD-PUD Submission

Parcel	Area	Use	Type	DU's
1	17.15 acres	LBH	TBD	N/A
2	19.91 acres	SF	Estate	40
3	2.15 acres	SF	Estate	8
4	7.04 acres	SF	Courtyard	30
5	3.83 acres	SF	Estate	18
6	2.53 acres	Attached	Town Home	26
7	2.88 acres	Attached	Town Home	26
8	1.05 acres	SF	Estate	4
9	0.20 acres	LBH	TBD	N/A
10	5.33 acres	SF	Estate	26
11	16.90 acres	SF	Estate	34
12	1.66 acres	SF	Quad Condos	24
13	15.43 acres	SF	River View Estates	22
14	12.85 acres	SF	Riverfront Villas	54
15	1.56 acres	MF	Quad Condos	24
16	4.65 acres	LBH	Hotel	TBD
Total				336

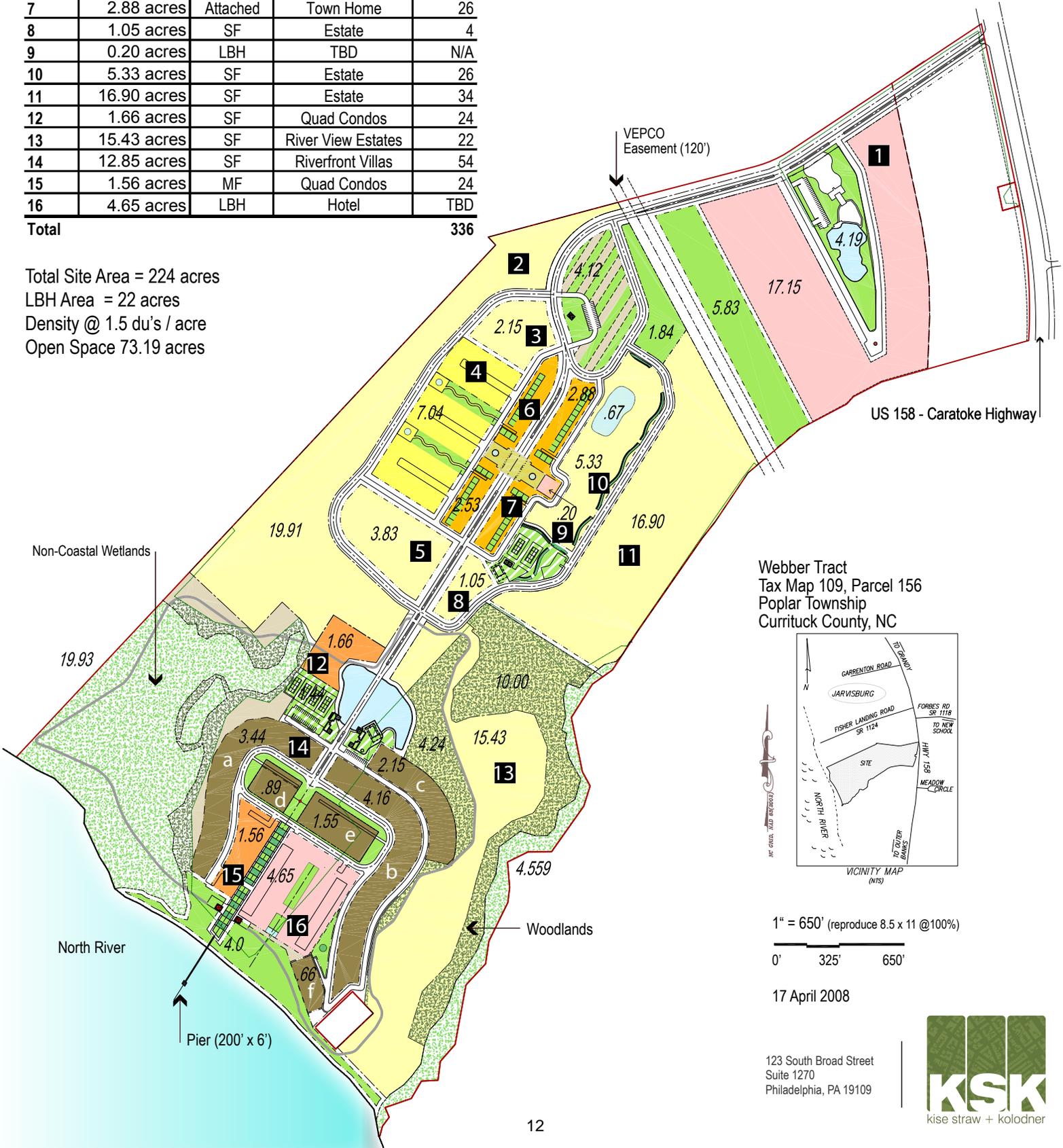
Total Site Area = 224 acres
 LBH Area = 22 acres
 Density @ 1.5 du's / acre
 Open Space 73.19 acres



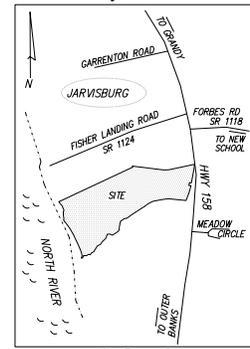
ALTERNATIVE INVESTMENTS

BAC Infrastructure Management and Development, LLC
 A Berlin Atlantic Company
 Five Concourse Parkway, Suite 3100
 Atlanta, Ga 30328 – United States

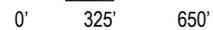
Integra Project Management & Consulting, LLC



Webber Tract
 Tax Map 109, Parcel 156
 Poplar Township
 Currituck County, NC



1" = 650' (reproduce 8.5 x 11 @100%)



17 April 2008

123 South Broad Street
 Suite 1270
 Philadelphia, PA 19109



North River Resort Community Meeting

April 24, 2008
7:00 p.m.
Kilmarlic Clubhouse

A letter was sent Via USPS to all adjacent property owners on April 16, 2008 regarding the Community Meeting (Attached). An invitational letter was also sent to all of the Planning Board members and all of the Board of Commission members to inform them of the community meeting and that the Developer would be pleased to have their presence.

Attendees Present at the Community Meeting:

LOCAL CITIZENS	COUNTY REPRESENTATIVES	PROJECT DEVELOPMENT TEAM
James Dowdy	Forrest Midgette	Melanie Day
Mr. & Mrs. John Fisher	Ben Woody	Jon Beckner
Pam O'Neal		Sheila Garrison
Ron Lilley		Shelby Lusk
Mr. & Mrs. Barry Lipman		Eddie Valdivieso
Scott Newburn		Crouse Gray
Jennifer Tyson		Dan Ryan
		Stephanie Freeman
		David Richter
		Shari Strickland

I. Initial Presentation Discussion

- Sheila Garrison, Executive Developer, introduced the North River Resort (NRR) Project Team and explained their roles on the project. She provided an overall presentation of the North River Resort development and the zoning application currently in process. A PowerPoint presentation was presented to the attendees and it included a brief description of the proposed types of housing and commercial uses for the planned development, as well as the low intensity commercial component. The low intensity commercial area also contains a proposed hotel/inn. Sheila identified several key issues with the preservation of the natural surroundings of the area and how this development would be environmentally sensitive and help meet the needs of the community by way of the different types of services it would provide.

II. Issues raised by the following:

- Mrs. Lipman asked about the courtyard homes example, types of commercial use that would be located in the front of the property along US 158 – Caratoke Highway (undesignated commercial area), covenant and restrictions on “Big Box” stores and what would be done to preserve the natural wooded area.
Response: NRR will have covenants and restrictions to protect the integrity of the design and quality of the project and these protections will convey to all commercial as well as the residential uses throughout the development.
- Mr. Lipman had concerns about the traffic and would there be a traffic study performed and possibly a stoplight at the entrance.
Response: NRR engineers and planners will work with the County staff to address any anticipated traffic concerns and will perform studies and analyses as necessary to resolve/address the issues.
- Ben Woody had questions regarding the amenities on property? Who sets the prices? Who will build the hotel and housing? Ben also wanted additional information regarding concepts of the development and to ensure that the style was that of the area vernacular.

Response: Potential builder candidates will be pre-qualified and selected by the NRR Development Team based upon compliance with the overall architectural vision and theme for the Resort and at a minimum their ability to delivery quality products.

III. Adjournment:

After questions from the attendees were addressed the meeting was adjourned. Attendees were encouraged to share the information provided at the meeting to neighbors and other community members. They were also provided contact information for the Developer in the event there future questions that were not addressed at this meeting.

IV. Result:

The majority of the comments at the meeting appeared to be positive. No specific changes to the present rezoning application were made as a result of the meeting.

NORTH RIVER RESORT

COMMUNITY MEETING
KILMARLIC CLUBHOUSE
APRIL 24, 2008

#	NAME	ADDRESS	TELEPHONE NUMBER	EMAIL ADDRESS
1	James A Dowd	Powell's Point	491-2358	
2	Melanie Day	Duck, NC	207-6138	melanie@outerbanksmovies.com
3	John & Janet Fisher	Farmington, NC	491-2393	
4	Janet McGehee	Harrisville, NC	207-9263	Chairman of Planning Bd
5	Pam O'Neal Ron Lilley	Poplar Branch, NC	453-4182	
6	BEN WOODY	County Courthouse	232 6029	
7	Paula Herman Betsy Lipman	Jarvisburg, NC	491-2415	plipman@AOL
8	Scott Newbern	Jarvisburg, NC	475-4525	newbern@mehsi.com
9	Jennifer Tyson	Powell's Point NC	491-2358	JenniferTyson@mehsi.com
10				
11				

✶

Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1969

P.O. Drawer 870
Kitty Hawk, NC 27949
Phone: 252-261-3300
Fax: 252-261-1260

PRINCIPALS
Sean C. Boyle, P.E.
Joseph S. Lassiter, C.E.P.
Eduardo J. Valdivieso, P.E.

ASSOCIATES
Joseph J. Anlauf, P.E.
Katherine C. Marchello, P.L.S.

April 16, 2008

Re: North River Resort
Community Meeting

Dear Adjacent Property Owner and Interested Parties:

We have been retained, as surveyors and engineers, for an organization that is looking to develop a professionally planned community on a parcel of land in the Jarvisburg area.

The development will be known as North River Resort.

The subject property is shown on the attached tax plat.

We are pleased to invite you to a community meeting which is to be held on Thursday, April 24, 2008 at 7:00 p.m. at the Kilmarlic Club Clubhouse, Jarvisburg, North Carolina.

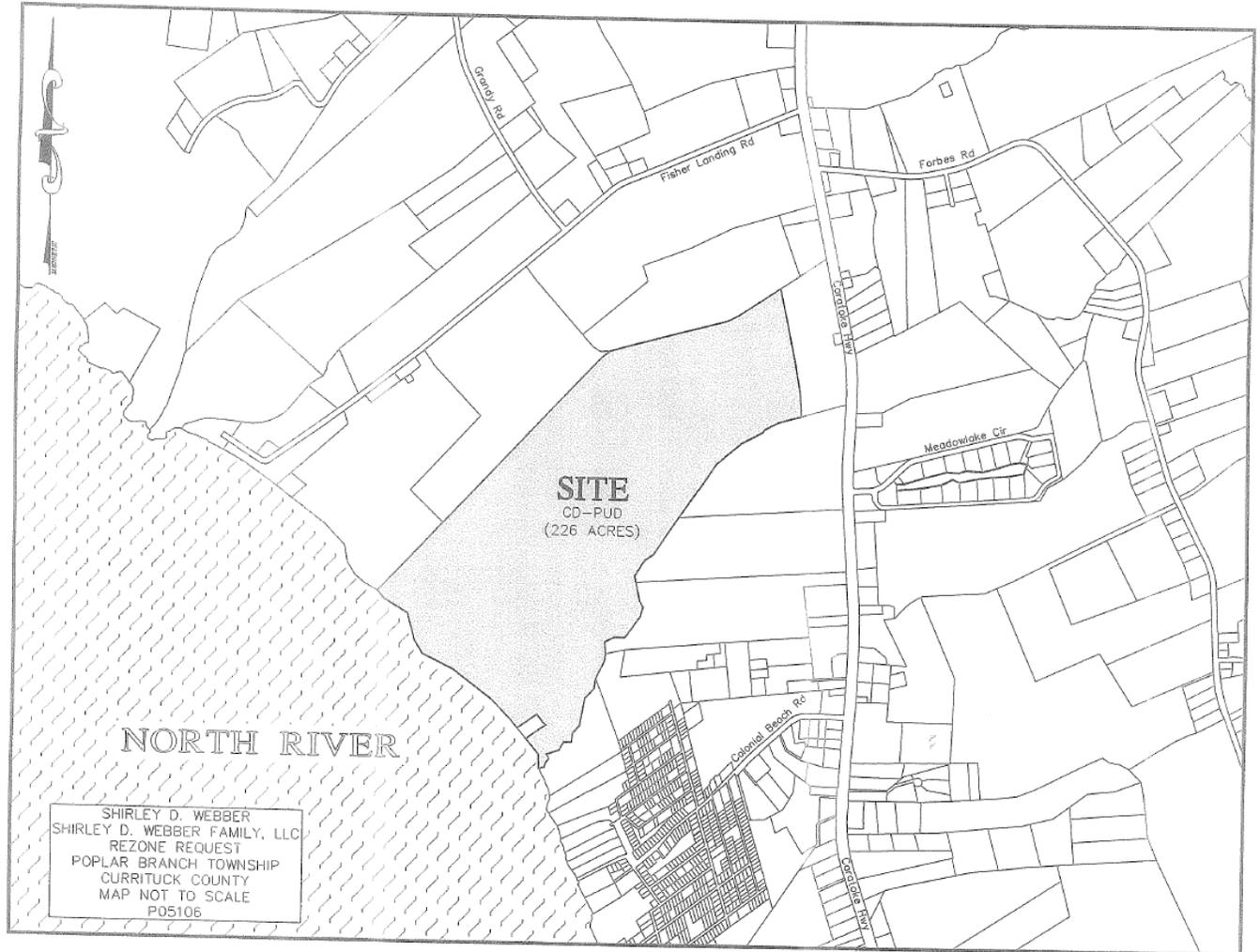
At that meeting, we would like to provide a presentation of the proposed plans in order that you, adjoining land owners and other interested parties, may see what is being proposed for this property. We would like to make sure that we receive input from you as to any concerns that you may have.

We are looking forward to meeting with you, your neighbors, and other interested parties.

Sincerely,

Eduardo J. Valdivieso, P.E.
Vice President

Encl: (1) Location Map



SHIRLEY D. WEBBER
SHIRLEY D. WEBBER FAMILY, LLC
REZONE REQUEST
POPLAR BRANCH TOWNSHIP
CURRITUCK COUNTY
MAP NOT TO SCALE
P05106

**CASE ANALYSIS FOR THE
BOARD OF COMMISSIONERS
MEETING DATE: June 2, 2008
PB 88-66 VILLAGES AT OCEAN HILL PUD**

ITEM: PB 88-66 VILLAGES AT OCEAN HILL, AMENDED SKETCH PLAN/ SPECIAL USE PERMIT FOR AUTOMOBILE PARKING

LOCATION: The property is located on NC 12 (Ocean Trail) and adjacent to Lakeside Drive and the Villages at Ocean Hill wastewater disposal area.

TAX ID: Tax Map 114, Parcel 3L

ZONING

DISTRICT: The parcel is split zoned RO1/PUD (Outer Banks Standard Residential/ Planned Unit Development) and RO1/PUD/GB (Planned Unit Development /General Business).
The zoning reflects an amended sketch plan approved by the Commissioners August 16, 1999.

PRESENT USE: Vacant

PLAN DATE: March 25, 2008

OWNERS:

Ocean Hill Commercial, LLC
408 Dundaff Street, Apt. 110
Norfolk, VA 23507

Ocean Hill Properties, Inc.
408 Dundaff Street, Apt. 110
Norfolk, CA 23507

ENGINEER:

Bissell Professional Group
PO Box 1068
Kitty Hawk, NC 27949

NARRATIVE OF REQUEST:

- Ocean Hill Commercial/ Properties are seeking approval of an Amended Sketch Plan/ Special Use permit to allow Automobile Parking as the primary use of the property.
- The intent is to serve as a parking area for vacation house renters in Carova that do not have four wheel drive vehicles to park their cars. The renters would then be transported by realty management companies to their vacation homes.

- This property was previously approved for 15 residential lots and approximately 8 acres of commercial area. The applicant is proposing to place a 58 space parking lot in the rear of the property.
- This property has existing violations of the Federal Clean Water Act, Section 404 (letter dated February 9, 2006). As of the May Planning Board meeting, the property owner has not resolved this violation with the US Army Corps of Engineers.
- The site proposed for the parking lot is a potential wetland that has not had an approved delineation by the Corps of Engineers or the NC Division of Water Quality (potential 401 wetlands)
- Staff cannot find where this parcel has been granted access to Ponton Lane. The access for this property appears to be Lakeside Drive or NC 12. It appears both Mid-Atlantic Builders and Currituck County would have to grant access to the property. As of the May Planning Board meeting, the applicant submitted a plan showing access directly from NC 12.

HISTORY OF APPROVALS:

1. Original sketch plan was approved by the Board of Commissioners on January 3, 1989 for 314 units with a density of 2.04 units per net acre. Initial approval was delayed over 1 year because the developer was cited by the Corps of Engineers for unauthorized filling of wetlands.
2. Amended Sketch Plan approved was granted on February 17, 1992 reducing total number of units to 299.
3. Amended Sketch Plan approval was granted on August 2, 1994 reducing the total number of units from 299 to 268 (1.75 units/acre) and to increase the commercial acreage from 2.0 acres to 10.76 acres (7%).
4. On August 16, 1999 the BOC granted Amended Sketch Plan approval to increase commercial area to 11.23 acres with a total density of 268 units.
5. At the applicant's request, on April 16, 2001 the BOC tabled and never acted on a request to decrease the commercial areas and increase the density by five units to allow for apartments.
6. On February 19, 2003, Planning Director Gary Ferguson administratively approved a additional lot by well site #3 to be off-set by creating additional open space in Phase 5. This increased the total units to 269, for a density of 1.75 units/ acre.
7. On March 5, 2007 the Commissioners approved 4 lots that had previously been well sites as residential lots to bring the total approved Sketch Plan lots to 273. Previous Sketch Plans had approved 269 lots.
8. On November 5, 2007, the Commissioners approved an Amended Sketch Plan to increase the density of the Villages at Ocean Hill by 1 lot. This property on Lakeside Drive appeared on previous Sketch Plans as a Homeowners Association site and a utility site.

LAND USE/ZONING OF SURROUNDING PROPERTY:

	Land Use	Zoning
NORTH:	Residential/Villages at Ocean Hill	PUD/ RO1
SOUTH	Water Plan, A-1 Towing Storage Yard, Wastewater Treatment Disposal Area	PUD/ RO1
EAST:	Residential/Villages at Ocean Hill	PUD/ RO1
WEST:	Open Space, Wastewater Treatment Plan	RO1/PUD

FIRE DISTRICT: Corolla V.F.D.

SIZE OF SITE: Villages at Ocean Hill Total = 153.50 acres
Subject Property = 10.67 acres

STREETS: The property has access

WATER: No water service is being proposed or is required for an automobile parking.

WASTEWATER: No wastewater service is being proposed or is required for an automobile parking.

OPEN SPACE: No open space is required for this use. Open space has been previously dedicated for the Villages at Ocean Hill.

DRAINAGE: The preliminary drainage plan indicates stormwater will infiltrate into the soil and flow into the adjacent wetlands.

SPECIAL USE PERMITS CRITERIA:

Special use permits are intended to allow the Board of Commissioners flexibility in the administration of the UDO. In order to approve a special use permit, certain criteria must be satisfied. The criteria are outlined as follows:

1. *The application is complete.*

The application is **not** complete because there was no evidence submitted that all violations have been lifted from this property or that legal access has been formally established.

2. *The proposed use is among those listed in the Table of Permissible Uses as a special use indicated with an "S".*

UDO Section 4.3.4 Planned Unit Developments, Overlay Special Requirements states: No construction on any land may take place within such areas until the special use permit is amended to approve specific plans for such areas.

3. *The conditions proposed meet or exceed the minimum requirements of this ordinance and are agreed to by the applicant.*

Until all violations are lifted and the applicant obtains certifications on the location of wetlands this permit would violate a federal cease and desist order dated February 9, 2006 and UDO section 6.11.

4. *The special use will not endanger the public health or safety.*

Public health and safety issues are not specifically addressed. There does not appear to be any provisions for emergency services or equipment to reach the site. Ponton Lane is a 10' wide dirt and gravel road and direct access from NC 12 has not been formally established.

5. *The special use will not injure the value of adjoining or abutting property and will be in harmony with the area in which it is located.*

An automobile parking area as a principal use will not injure the value of adjoining or abutting property.

6. *The special use will be in conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plan.*

The 2006 Land Use Plan classifies this property as **Full Service** within the **Corolla Sub Area**. The policy emphasis of this area is to allow for predominantly medium density residential development (2 to 3 units per acre) with minimal commercial development arranged in clusters. An overall density of no more than 3 units per acre should also apply to PUDs, the prevailing development form in the Corolla area. PUDs should also have a mandated 30% permanent open space requirement. Strip commercial development is to be avoided for both aesthetic as well as traffic moving considerations. Development and redevelopment should be capable of being supported by the area's infrastructure and services—particularly drinking water, sewage treatment, road capacity, parking areas, and required fire suppression capabilities.

Other relevant land use plan policies include:

POLICY ES3: COASTAL WETLANDS shall be conserved for the valuable functions they perform in protecting water quality and in providing critical habitat for the propagation and survival of important plant and animal species. CAMA use standards and policies for coastal wetlands shall be supported. Uses approved for location in a coastal wetland must be water dependent (i.e. utility easements, bridges, docks and piers) and be developed so as to minimize adverse impacts.

POLICY WQ5: Development that preserves the NATURAL FEATURES OF THE SITE, including existing topography and significant existing vegetation, shall be

encouraged. COASTAL AND NON-COASTAL WETLANDS shall not be considered part of a lot's acreage for the purpose of determining minimum lot size or development density. Open space developments shall be encouraged to REDUCE IMPERVIOUS SURFACE AREAS associated with new development and redevelopment.

The proposed special use permit as submitted is in **NOT in compliance** with the Land Use Plan because the plan is proposing impacts to lands that are potential wetlands.

7. *The special use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate. Such facilities must be in place or programmed to be in place within two years after the initial approval of the plan (sketch plan in the case of major subdivisions).*

The use should have no impact on county services as vehicle parking is not discussed in the county's adequate public facilities ordinance.

TECHNICAL REVIEW STAFF:

On March 19, 2008 Technical Review staff reviewed this application with the following comments:

1. **Currituck County Public Works –**

Approved with the following comments and conditions:

1. Are there any issues regarding FM easement and depth to pipe from Enviro-Tech WWTP?
2. Provide method of protection against potholes, erosion and dust.
3. Provide method to define perimeter of parking lot.
4. Provide method to mark spaces.
5. Provide method to comply with pavement width per UDO sections 8.6 (Parking Area Surfaces) and 8.10 (Driveways).

2. **Soil & Water Conservation – Disapproved-** provide a USACOE 404 Delineation.

3. **Currituck County Fire Services (James Mims)**—In response to the Corolla VFD comments, Mr. Mims stated:

While I can see your concerns, neither the North Carolina Fire Prevention Code or local ordinance can require the improvements as you have requested under the conditions specified by their site plan.

Most if not all the requirements hinge on the protection of a structure or storage of highly volatile material. By most definitions this site plan includes neither. The

parking of vehicles is chiefly mentioned when parking is within a structure, I have included the lack of enough parking when I have felt it would hinder the access to a structure, or the design of parking may hinder the access to a structure.

4. **Albemarle Regional Health Services** – No comments
5. **Currituck County Water Department, Southern Outer Banks System:** No comments
6. **Currituck County GIS** - No comments
7. **County Parks & Recreation Department** - Reviewed with no comments
8. **Emergency Management** – No comments received
9. **Corolla VFD** – In reference to the parking lot special use permit for Ocean Hill LLC:
 - 1-Can it be requested for a 8" main with hydrants in the parking lot, since this is assuming that this is for a commercial development.
 - 2-They are requesting turf parking. I would like to see the turn able to hold 75,000lbs for the fire trucks in case of vehicle fires.
 - 3-I would like to see a emergency access put in on the east side going to the commercial side.
 - 4-Last, it must accommodate the platform truck to maneuver around the parking lot.
10. **NC Department of Transportation:** No Comments
11. **US Army Corps of Engineers:** A violation exists on the property as indicated in the letter dated February 9, 2006.
12. **NC Department of Natural Resources, Division of Coastal Management** – No comments
13. **NC Department of Natural Resources, Division of Environmental Health, Public Water Supply:** No comments received.
14. **NC Department of Natural Resources, Division of Water Quality-** No comments received. A 401 Water Quality certification will be required if the USACOE does not claim jurisdiction on the wetlands.
15. **NC Department of Natural Resources, Division of Land Resources** – No comments received.

16. Currituck County Superintendent of Schools- No comments received.

17. N C Dominion Power - No comments received.

18. Sprint Telephone – No comments received.

19. Charter Communications Cable - No comments received.

STAFF RECOMMENDATION:

Because it appears the application is incomplete and does not meet the requirements of the UDO, staff recommends **Denial** of this Amended Sketch Plan/ Special Use Permit.

If the Board chooses to grant the permit, staff recommends the following conditions be made a part of the approval:

1. The Technical Review Committee shall approve the plan prior to the use of the property beginning. The revised plan shall be submitted to the TRC for a second review. The plan dated 3-25-08 has not been approved by the TRC.
2. The plan shall be revised to meet the requirements of UDO Chapter 5, Landscaping, Bufferyards, & Shading; Chapter 6, Environmental Protection, and Chapter 8, Parking.
3. Prior to the use beginning, the applicant shall obtain from the Corps of Engineers a letter and map stating that the proposed lot development is not a part of the violation area as described in a letter dated September 21, 2006. This must be done before any land disturbing activities are authorized.
4. Prior to the use beginning, the applicant shall obtain from the NC Division of Water Quality documentation that the proposed parking lot will not impact wetlands.
5. All lot lines shall reflect their current boundaries as approved by previous subdivision maps on a revised site plan.
6. That applicant shall submit documentation and/or revised permit from the NC Division of Water Quality that the proposed new commercial area is no longer needed as a green area for drain fields.
7. The applicant shall record a boundary line agreement with Currituck County or execute a quitclaim deed to settle the disputed property ownership prior to the use beginning.
8. The applicant shall show there is legal access to Ponton Lane; otherwise, this parking lot shall access NC 12 or Lakeside Drive. If the NC 12 access is used, NCDOT shall grant a driveway permit prior to the use beginning.
9. Show a shading calculation on the plan.
10. Indicate the species of trees to be used for plantings.
11. Indicate how the parking spaces will be marked.
12. Indicate that the driveway meets the minimum 18' drive aisle requirements.
13. Indicate what the specifications are on the seeding or sod surface to be used for the parking lot surface.

PLANNING BOARD DISCUSSION (April 8 Meeting)

Mr. Midgette stated that this case has many unresolved issues...why does it even come before the planning board.

Mr. Webb stated that the UDO requires staff to make a recommendation on a case which has been brought to the planning department.

Mr. Kingston asked that the board vote on it tonight. They have had an environmental consultant visit the site and delineate the wetlands that were submitted to the Army Corps of Engineers for their review. Mr. Kingston stated that the Army Corps of Engineers has been on site and reviewed the delineation. They have given them a verbal confirmation that the delineation is good for the parking lot plan that they have proposed. The plan does not affect any of the delineated wetlands. Mr. Kingston's apologized on behalf of his client that it was not their intent to submit a plan with existing violations. Mr. Kingston explained that his client was trying to get this approved before the tourist season would begin and he has been actively working to get the violations removed.

Mr. Kingston stated he thought with the Ponton Lane easement was to utilize the existing road. A condition of approval would be that they would have to widen the existing road to 18 feet the entire length. The client would be willing to provide a direct access to NC 12 and forgo the Ponton Lane access. Mr. Kingston stated they have a draft agreement prepared by the lawyers for his client and Mr. Bickford to show that he has legal ownership of this property.

Mr. Midgette asked if the Planning Board were to table this item, several people have signed up to speak, would they have to hear the comments before they table the item or is it best to table it before we hear their comments.

Mr. Woody suggested that they hear their comments before a decision is made.

Mr. Kingston asked the board to vote either yes or no.

Mr. Midgette stated with the lack of information provided he cannot make a decision either way.

Ms. Ish stated she is representing the Board of Directors for the Ocean Hill property owner's association. They are the community directly to the west of the proposed access to the parking lot. They are not objecting to the parking lot itself but are very concerned with the access. The existence and location of Ponton Lane is unclear, and one of the sketches labels Ponton Lane as including a portion of Coral Lane, in Ocean Hill Section One. Coral Lane is part of the road system of Ocean Hill Section One that was deeded to them by developer Gerald Friedman in 1993. The 6000 sq area has been a storm water retention area. The unopened Coral Lane serves as a rain garden, collecting storm water run off from NC 12, as well as lots 112 and 113 of Ocean Hill One. Trespassing has been taking place on lot 112 to gain access to Ponton Lane. They are unwilling to accept a residential lot as an access which is prohibited by their Association Covenants. They strongly oppose access to the proposed parking lot via the area referred to as Ponton Lane, and request that the Planning Board require the developer to provide safe, paved, direct legal access to the proposed parking lot.

Mr. Ish stated he is in agreement with what Ms. Ish stated.

Ms. Mehrhof stated she is concerned about the traffic and hopes the Planning Board tables this request.

Mr. Mehrhof stated that the road is illegal as it exists on one of the homeowner's lot and the developer should be required to use the access north.

Ms. Collins stated she supports the recommendation of Ms. Ish.

Ms. McCarthy stated that the proposed section of road is actually on someone's private lot. She is concerned if this area is closed how it will affect the stormwater runoff.

Mr. Kingston stated they are not opposed to putting an entrance off of NC 12 it just made more sense to make improvements to an existing road.

ACTION

Mr. West motioned to recommend tabling the request with staff recommendations. Ms. Turner seconded the motion. Motion passed unanimously.

Mr. Woody stated the Planning Department will contact the developer and work on the access entrance and violation issues.

PLANNING BOARD DISCUSSION (May 13 Meeting)

Mr. Woody addressed two issues from the Planning Board meeting on April 8, 2008 which were access to the property and the concerns of wetlands on the property and the impact it may or may not have on them. Mr. Woody stated that several years ago the Army Corps of Engineers issued a violation for the fill of wetlands on this property. Mr. Woody showed where the violation took place which is not where the proposed parking lot is sited. The wetlands filling took place on a different part of the property, so the parking lot has no direct impact on the violation; however it is located on the property that is subject to the violation. The property owner contends that the wetlands area was formally a fill or spoil disposal area and not wetlands. The property owner is working with the Army Corps of Engineers through these issues, but the Planning Department has not heard anything formal from the Army Corps.

Mr. West asked about the wetlands not being wetlands but a fill.

Mr. Woody stated a spoil disposal area.

Mr. West stated that if it is wetlands they cannot be filled.

Mr. Kingston stated that they are working with the Army Corps of Engineers to get the wetlands delineation signed off which is taking much longer than they anticipated. He spoke with the environmental consultant this morning and the Army Corps of Engineers has verbally given his authorization and the plat was FedEx to the Army Corps of Engineers for his signature today. They do not have anything in writing, but it should be coming within the next week.

Ms. Turner asked what the verbal authorization is for?

Mr. Kingston stated for the wetlands delineation which states that the portion of the proposed site for the parking lot does not have any wetlands.

Ms. Turner asked about the existing violation.

Mr. Kingston stated he does not know what is happening with any existing violation.

Mr. West stated that the document that you will be receiving and verbal authorization is just the delineation of where the wetlands are on the property and does not contain anything regarding the existing violation.

Mr. Kingston stated he does not know what is happening with the violation.

Mr. Midgett asked if the access off NC 12 has been addressed.

Mr. Kingston stated that they are showing direct access off NC 12 instead of using Ponton Lane. The new drawing shows a small portion of wetlands that the new proposed access would cross and they would have to get the Army Corps to approve this. Mr. Kingston stated they will be required to work with the Army Corps of Engineers and Department of Transportation.

Mr. Kingston also stated that it is his understanding that once they get the 401 delineation approved by the Army Corps then there should not be any further issues with this site. There are some wetlands areas on the southern portion of this property which needs to be worked out between the Army Corps and their environmental consultant.

Mr. Woody stated that once the violation with the Army Corps is resolved then this would resolve any associated violations with the state or county.

Ms. Turner asked what is the likelihood of CAMA issuing a permit for this property with a violation on the property.

Mr. Kingston stated he thought it would be in the jurisdiction of the Army Corps and not CAMA.

Mr. West stated that it would make it easier for the board to make a decision either way if this violation was cleared up. The plan looks fine but the violation needs to be cleared up before the board makes a decision.

Mr. Kingston stated he appreciates this and it was his understanding that this issue would have been cleared up.

Mr. Etheridge asked Mr. Kingston if he just FedEx the paperwork to the Army Corps of Engineer today.

Mr. Kingston stated yes. Mr. Kingston stated he is doing the drawings and the environmental consultant is working with the Army Corps.

Mr. Woody stated this is a complicated issue. In February 2006 the Army Corps issued a violation to the property owner that they were illegally filling wetlands. The property owner contends that these were not wetlands so the violation is not valid. The debate with the Army Corps is whether or not wetlands were actually filled or was it just a spoil disposal area. The property owner has hired a scientist that did a study on the area where the violation was to have taken place.

Mr. Keel asked how much of the property was suppose to have been in violation of fill.

Mr. Woody stated approximately 1.3 acres and the total tract is 10.6 acres.

Ms. Ish is concerned with the access to NC 12 and asked the access be established to the north. The other concern is that in the last two weeks additional filling has been taking place without permits. The Army Corps has been notified. The parking lot is fine but they do ask that the board take the necessary steps to ensure responsible development and protection of the wetlands.

Bonny McCarthy stated she was acting as a representative of Ocean Hills. They have a concern with the access. They have no objection to the parking lot or that area being developed.

Mr. West asked Mr. Woody to show the board where the legal access is located.

Mr. Kovacs stated that the planning board has sixty days to approve or deny the request; otherwise it would go to the Board of Commissioners as an approval.

Ms. Turner asked what the county attorney position is.

Mr. Woody stated that the board can choose to proceed with development that does not encroach in an existing violation area, or it can require the mitigation of all violations on a parcel prior to allowing any new development. This would be a local decision on how to proceed.

Mr. West stated that if the Army Corps does find that there is a violation of the wetlands on this property then the fines could be very costly.

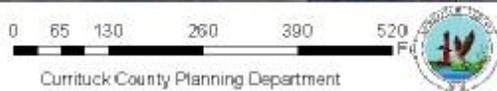
Ms. Turner stated she is in favor of the NC 12 access.

ACTION

Mr. Kovacs motion to recommend denial with staff recommendations of the Amended Sketch Plan/Special Use Permit for automobile parking until the violation with the Army Corps of Engineer is cleared up and that the access is on their own property off NC 12. Mr. Etheridge seconded the motion. Motion passed unanimously.



PB 88-66 Villages at Ocean Hill PUD:
 SUP for Automobile Parking.



PLAN LEGEND

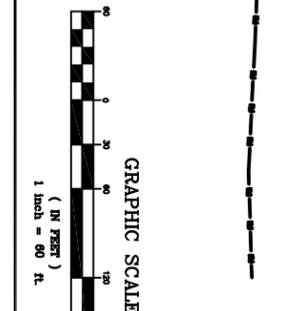
	PROPERTY BOUNDARY
	ACCESSORY PROPERTY BOUNDARY
	EDGE OF GRAVEL ROAD
	40' WETLAND BOUNDARY
	100' WETLAND BOUNDARY
	DITCH
	EXISTING WETLAND
	EXISTING WETLAND WITH OVERHEAD ELECTRIC POWERLINE
	EXISTING WETLAND WITH OAK TREE
	40' WETLANDS

LINE TABLE

LINE	LENGTH	RADIUS	CHORD	BEARING
L1	115.81			S 87°28'56" W
L2	31.58			N 87°28'56" W
L3	33.12			N 87°24'32" W
L4	18.24			N 27°51'33" W
L5	38.00			N 02°28'53" E
L6	41.51			N 80°07'18" E
L7	44.73			S 79°17'29" E
L8	43.10			N 88°28'36" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	494.20	2715.71	483.95	S 53°7'45" W
C2	115.81	100.00	109.28	N 88°28'36" E
C3	87.28	100.00	84.81	N 92°53'23" W



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/05/09	ISSUED FOR PERMIT	MSB
2	02/02/10	REVISED TO ACCOMMODATE NEW DRIVE	MSB

PROJECT: VILLAGES OF OCEAN HILL
COROLLA CURRITUCK COUNTY NORTH CAROLINA

SCALE: 1" = 80'

DATE: 2/14/08

BY: MSB

CHK: MSB

APP: MSB

PROJECT NO: 196800B1

SHEET: 2 OF 3

DATE: 1968

DEVELOPMENT OVERVIEW

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Engineers, Planners, Surveyors
and Environmental Specialists

**CASE ANALYSIS FOR THE
BOARD OF COMMISSIONERS
MEETING DATE: June 2, 2008
Special Use Permit
PB 08-20 Coastal Explorations, LLC**

ITEM: SPECIAL USE PERMIT FOR OUTDOOR STORAGE AND OUTDOOR RECREATION

LOCATION: 1130-F Corolla Village Road, Corolla Village, Corolla

ZONING DISTRICT: General Business (GB)

TAX ID: Tax Map 114, Parcel B2
114G-000-00B2-0000

OWNER: Duck Land Co., LLC
P.O.Box 369
Corolla, NC 27927

APPLICANT: Coastal Explorations, LLC
Hadley Twiddy
P.O.Box 301
Corolla, NC 27927

LAND USE/ZONING OF SURROUNDING PROPERTY:

	Land Use	Zoning
NORTH:	John W. Austin Memorial Chapel	Zoned R01
SOUTH:	Residential	Zoned GB
EAST:	Retail specialty shops	Zoned GB
WEST:	Residential/ The Mychal Institute	Zoned R01

LAND USE PLAN

CLASSIFICATION: The 2006 Land Use Plan classifies the site as **Full Service** within the **Outer Banks** sub-area.

NARRATIVE:

1. Coastal Explorations, LLC is requesting a Special Use Permit for: an Eco-tourism business for kayak rentals where retail sales of kayak tours will be done from 1130-F Corolla Village Road, in the Historic Corolla Village, in Currituck County for outdoor storage and outdoor recreation.
2. The kayak tours will be conducted from the proposed elevated 1,495 ft. long commercial boardwalk access over Coastal Wetlands with 2 platform access areas for kayak launching, in the Currituck Sound at 1118 Corolla Village Road.
3. The store consists of a 451 sq. ft. condo. The parcel is a 43,569 sq. ft. lot.

4. This property is zoned General Business and the Table of Permissible uses allows Outdoor Storage and Outdoor Recreation in this zoning district with a Special Use Permit.

5. There are several policies in the Currituck County 2006 Land Use Plan that support this type of endeavor. Some are as follows:

- a. POLICY OB5: Currituck County, through its actions and decisions, shall seek to preserve the historic character and heritage of the Corolla Village area of the Outer Banks.
- b. POLICY ED1: new and expanding industries and businesses should be especially encouraged that: 1) diversify the local economy, 2) train and utilize a more highly skilled labor force, and 3) are compatible with the environmental quality and natural amenity-based economy of Currituck County.
- c. POLICY HP3: Development of the tourism and educational potential of the area's architectural, historic and cultural resources shall be encouraged.

It does appear this request as presented is consistent with the policies and objectives of the Land Use Plan. The Planning Department is particularly encouraged to see a growing emphasis on eco-tourism industries that expose the general public the natural resources of Currituck County.

6. A site plan dated March 10, 2008 has been submitted. On April 17 and April 22, 2008, Maureen O'Shea, Planner conducted an on-site review with the following findings:

- a. The kayakers will be parking at the store location, 1130-F Corolla Village Road.
- b. The outdoor storage/kayak display area shall be on the grass/dirt area west of the retail store (not on existing concrete or in the parking lot). There will not be an increase in lot coverage.
- c. The outdoor storage/kayak display area will not impede any required parking spaces or pedestrian thoroughfare.
- d. Restroom facilities will be at the store.
- e. Garbage will be carted from the pier by employees and taken to the dumpster located at the retail store daily.
- f. Users will be walking Corolla Village Road to the pier site. They will be escorted by the kayak guide. The road is often used by pedestrians so that this is nothing out of the ordinary.
- g. Handicapped parking is located at the store location.
- h. Parking at the store site includes 5 off-site spaces at 1181 Corolla Village Road, 114H-000-OPEN-0000.

QUESTION(S) BEFORE THE BOARD:

Special Use Permit Criteria and Staff Findings:

Special Use Permits are intended to allow the Board of Commissioners flexibility in the administration of the UDO. Through the Special Use Permit procedure, property uses

which would otherwise be considered undesirable in certain districts can be developed subject to Conditions of Approval to minimize any negative effects they might have on surrounding properties.

In order to approve a Special Use Permit, certain criteria must be satisfied. The criteria and suggested findings of fact are outlined as follows:

1. COMPLETENESS OF THE APPLICATION

Suggested Findings:

- a) The application is complete.

2. COMPLIANCE WITH ORDINANCE REQUIREMENTS

Suggested Findings:

- a) The applicant's proposal will be required to maintain compliance with all UDO requirements and any additional requirements of the Board of Commissioners.

- i. The proposed use **will not** materially endanger the public health or safety for the following reasons:

Suggested Findings:

1. According to County Tax Maps, nearest residential dwellings to the tract are to the west along Persimmon Street. The parcel is currently a well established commercial area which includes specialty retail shops and residences.

- ii. The proposed use **will not** substantially injure the value of adjoining or abutting property for the following reasons:

Suggested Findings:

1. The Unified Development Ordinance indicates that the operation of Outdoor Storage and Outdoor Recreation is a permitted land use with a Special Use Permit in a General Business (GB) zoning district.

- iii. The proposed use **will** be in harmony with the particular neighborhood or area in which it is to be located.

Suggested Findings:

1. The parcel is currently a well established commercial area which includes specialty retail shops and is therefore in keeping with the character of the surrounding area.

- iv. The proposed use **will** be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plan officially adopted by the Board of Commissioners.

Suggested Findings:

1. The 2006 Land Use Plan classifies this site as Full Service and the proposed use is in keeping with the policies of the plan.
2. The site is located along an NCDOT state maintained road (SR1185) according to the 1988 Thoroughfare Plan.

- v. The proposed use **will not** exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when applicable facilities are adequate. Such facilities must be in place or programmed to be in place within two years after the initial approval of the sketch plan. In the case of subdivision and multi-family development at the sketch plan/special use, preliminary plat or final plat stage, the Board of Commissioners may establish time limits on the number of lots/units available for development to assure adequate public facilities are available in.

Suggested Findings:

Approval of this request should have no impact upon public facilities.

TECHNICAL REVIEW COMMENTS:

Fire Marshal Comments (James Mims 252-232-6641):

4/2/08 via email – No Comment.

Building Inspector Comments (Spence Castello 252-232-6020):

4/1/08 - No comment.

Soil Conservation Comments (Mike Doxey 252-232-3360):

4/14/08 - Approved as is.

Public Works Comments (Eric Weatherly 252-232-6035):

4/15/08 - Approved as is.

NCDOT Comments (Roger Ward) 252-331-4737:

4/7/08 – No comment.

Fire Chief, Rick Galganski

4/17/08 No comment.

County Manager, Dan Scanlon

No comments received.

STAFF RECOMMENDATION

The proposal appears to meet the criteria for granting a Special Use Permit and staff recommends **APPROVAL** with the following conditions:

1. Outdoor storage/display area shall be limited to the grass/dirt area west of the retail store (not on existing concrete or in the parking lot). There will not be an increase in lot coverage.
2. All display materials be properly secured to prevent theft or unauthorized use.

3. Display materials shall not pose a hazard during periods of severe weather conditions. When a storm is imminent the display racks shall be anchored for 120 mph winds and display items shall be removed and stored accordingly.
4. No signage, except with an approved sign permit, shall be permitted with this use.
5. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board of Commissioners, a copy of which will be filed in the office of the Planning and Inspections Department.

PLANNING BOARD DISCUSSION

Mr. West asked if there is an existing pier on this site.

Ms. O'Shea stated that this is two separate parcels and this one is the retail store with an outdoor display.

Mr. Woody stated that the pier doesn't exist but that they just got their CAMA permit for the construction of the pier.

Mr. West asked how heavily traveled is the road that they will walk to get to the pier.

Ms. Twiddy stated there is a lot of foot traffic and is not heavily traveled by vehicles.

Mr. Kovacs asked if parking at the store includes 5 off site spaces.

Ms. O'Shea stated that because it is a condo site it has been assigned 5 spaces plus they have 5 additional parking spaces.

ACTION

Ms. Robbins motion to recommend approval with staff recommendations and TRC comments for a Special Use Permit for a retail store for sales and Kayak tour bookings and outdoor storage as presented. Ms. Turner seconded the motion. Motion passed unanimously.



PB 08-20 Coastal Explorations, LLC



Currituck County Planning Department



Front view of Coastal Explorations, LLC retail store.

**CASE ANALYSIS FOR THE
BOARD OF COMMISSIONERS
MEETING DATE: June 2, 2008
Special Use Permit
PB 08-21 Coastal Explorations, LLC**

ITEM: SPECIAL USE PERMIT FOR OUTDOOR RECREATION AND
OUTDOOR STORAGE

LOCATION: 1118 Corolla Village Road, Corolla Village, Corolla

ZONING DISTRICT: Residential (RO1)

TAX ID: Tax Map 114, Parcel 36D
0114-000-036D-0000

OWNER: Duck Land Co., LLC
P.O.Box 369
Corolla, NC 27927

APPLICANT: Coastal Explorations, LLC
Hadley Twiddy
P.O.Box 301
Corolla, NC 27927

LAND USE/ZONING OF SURROUNDING PROPERTY:

	Land Use	Zoning
NORTH:	Vacant land	Zoned GB
SOUTH:	Vacant land	Zoned RO1
EAST:	Corolla Wild Horse Museum and Shop	Zoned GB
WEST:	Currituck Sound	Zoned R01

LAND USE PLAN

CLASSIFICATION: The 2006 Land Use Plan classifies the site as **Conservation** within the **Outer Banks** sub-area.

NARRATIVE:

1. Coastal Explorations, LLC is requesting a Special Use Permit to construct an elevated 1,495 ft. long commercial boardwalk access over Coastal Wetlands, 2 platform access areas for kayak launching, 3 racks for storing a total of 21 kayaks, a single boat lift in the Currituck Sound, as an Eco-tourism business for kayak rental, at 1118 Corolla Village Road in the Historic Corolla Village, in Currituck County for outdoor recreation and outdoor storage.
2. Retail sales of the kayak tours will be done from 1130-F Corolla Village Road.

3. The parcel consists of a 10.87 acre parcel, of this area 9.81 acres are wetlands, 0.77 acres is a pond, and 0.29 acres is uplands.
4. This property is zoned General Business and the Table of Permissible uses allows Outdoor Recreation and Outdoor Storage in this zoning district with a Special Use Permit.
5. There are several policies in the Currituck County 2006 Land Use Plan that support this type of endeavor. Some are as follows:
 - a. POLICY OB5: Currituck County, through its actions and decisions, shall seek to preserve the historic character and heritage of the Corolla Village area of the Outer Banks.
 - b. POLICY PA1: Public access to the sound and ocean waters of Currituck County is essential to the quality of life of residents and visitors, as well as the economy of the area. The County supports the establishment of additional public and private access opportunities to the waters of Currituck County.
 - c. POLICY PA2: The County supports many forms of “access” to the water, including scenic outlooks and boardwalks, boat ramps, marinas and docks, fishing piers, canoe and kayak launches, and other means of access. Whenever possible, such facilities shall be designed to accommodate the needs of handicapped individuals.
 - d. POLICY ES5: Uses allowed in estuarine waters must be water dependent (public access, docks, piers, erosion control, and other CAMA-approved uses) and must not interfere with the proper function, cleanliness, salinity, and circulation of the resource.
 - e. POLICY WQ5: Development that preserves the natural features of the site, including existing topography and significant existing vegetation, shall be encouraged.
 - f. POLICY ED1: new and expanding industries and businesses should be especially encouraged that: 1) diversify the local economy, 2) train and utilize a more highly skilled labor force, and 3) are compatible with the environmental quality and natural amenity-based economy of Currituck County.
 - g. POLICY HP3: Development of the tourism and educational potential of the area's architectural, historic and cultural resources shall be encouraged.

It does appear this request as presented is consistent with the policies and objectives of the Land Use Plan. The Planning Department is particularly encouraged to see a growing emphasis on eco-tourism industries that expose the general public the natural resources of Currituck County.

6. A site plan dated March 10, 2008 has been submitted. On April 17, 2008 Maureen O'Shea, Planner conducted an on-site review with the following findings:
 - a. The outdoor kayak display areas shall be in the proposed kayak racks on the proposed pier and will not impede pedestrian thoroughfare.
 - b. The kayakers will be parking at the store location, 1130-F Corolla Village Road. Users will be walking Corolla Village Road to the pier site. They

- will be escorted by the kayak guide. The road is often used by pedestrians so that this is nothing out of the ordinary.
- c. The proposal is for 21 kayaks, only 10 clients will be kayaking in each group. The higher number of kayaks is offered so that those clients can choose between double kayaks, longer kayaks, shorter kayaks, etc. for comfort and performance.
 - d. Employees will be stationed at the platforms when needed (i.e.: helping people in and out of kayaks or explaining techniques).
 - e. Restroom facilities will be at the store at 1130-F Corolla Village Road.
 - f. Garbage will be carted out by employees and taken to the dumpster located at the retail site daily. A garbage can will be located at each platform.
 - g. Parking at the store site includes 5 off-site spaces at 1181 Corolla Village Road, 114H-000-OPEN-0000.
 - h. Typically family and friends congregate on the platforms at the beginning of the tours for photo opportunities.
 - i. Handicapped people will access the pier by hard surface connecting the boardwalk to the road. Handicapped parking is located at the store location.
 - j. EMS/emergency personnel can access the pier by use of ATV or John Deere gator as the board walk is wide enough for usage. They can park across the street at the overflow parking lot as those are both owned by Twiddy & Co.
 - k. A CAMA permit for the commercial pier is in process with David Moye, Express Permits Coordinator.

QUESTION(S) BEFORE THE BOARD:

Special Use Permit Criteria and Staff Findings:

Special Use Permits are intended to allow the Board of Commissioners flexibility in the administration of the UDO. Through the Special Use Permit procedure, property uses which would otherwise be considered undesirable in certain districts can be developed subject to Conditions of Approval to minimize any negative effects they might have on surrounding properties.

In order to approve a Special Use Permit, certain criteria must be satisfied. The criteria and suggested findings of fact are outlined as follows:

1. **COMPLETENESS OF THE APPLICATION**
Suggested Findings:
 - a) The application is complete.

2. **COMPLIANCE WITH ORDINANCE REQUIREMENTS**
Suggested Findings:
 - a) The applicant's proposal will be required to maintain compliance with all UDO requirements and any additional requirements of the Board of Commissioners.

- i. The proposed use **will not** materially endanger the public health or safety for the following reasons:
Suggested Findings:
 1. According to County Tax Maps, nearest residential dwellings to the tract are to the east along Corolla Village Road. The parcel is currently a well established historical village commercial area which includes specialty retail shops, residences, Currituck Light, and Heritage Park.

- ii. The proposed use **will not** substantially injure the value of adjoining or abutting property for the following reasons:
Suggested Findings:
 1. The Unified Development Ordinance indicates that the operation of Outdoor Storage and Outdoor Recreation is a permitted land use with a Special Use Permit in the Outer Banks Standard Residential District (RO1) zoning district.

- iii. The proposed use **will** be in harmony with the particular neighborhood or area in which it is to be located.
Suggested Findings:
 1. The parcel is adjacent to a well established historical village commercial area which includes specialty retail shops, Currituck Light, Heritage Park, and residences, and is therefore in keeping with the character of the surrounding area.

- iv. The proposed use **will** be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plan officially adopted by the Board of Commissioners.
Suggested Findings:
 1. The 2006 Land Use Plan classifies this site as Conservation and the proposed use is in keeping with the policies of the plan.
 2. The site is located along an NCDOT state maintained road (SR1185) according to the 1988 Thoroughfare Plan.

- v. The proposed use **will not** exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when applicable facilities are adequate. Such facilities must be in place or programmed to be in place within two years after the initial approval of the sketch plan. In the case of subdivision and multi-family development at the sketch plan/special use, preliminary plat or final plat stage, the Board of Commissioners may establish time limits on the number of lots/units available for development to assure adequate public facilities are available in.
Suggested Findings:
 Approval of this request should have no impact upon public facilities.

TECHNICAL REVIEW COMMENTS:

Fire Marshal Comments (James Mims 252-232-6641):

4/2/08 via email – No Comment.

Building Inspector Comments (Spence Castello 252-232-6020):

4/1/08 - No comment.

Soil Conservation Comments (Mike Doxey 252-232-3360):

4/14/08 - Approved as is.

Public Works Comments (Eric Weatherly 252-232-6035):

4/15/08 - Approved as is.

NCDOT Comments (Roger Ward) 252-331-4737:

4/7/08 – No comment.

4/14/08 – Corolla Village road is a DOT maintained (SR1185). It wasn't clear the access was going out to the road. They will need a driveway permit from us. I can't give a site recommendation for driveway location because the plans are not clear.

Fire Chief, Rick Galganski

4/17/08 – Approved with the following conditions and comments: no overnight storage of flammable liquids, ABC fire extinguishers at both platforms, provide location for parking emergency apparatus near pier, and 8 ft. wide pier to accommodate 6-wheel drive emergency ATV.

County Manager, Dan Scanlon

No comments received.

STAFF RECOMMENDATION

The proposal appears to meet the criteria for granting a Special Use Permit and staff recommends **APPROVAL** with the following conditions:

1. Outdoor display areas shall be limited to those areas depicted on the CAMA Permit approved site plan.
2. All display materials be properly secured to prevent theft or unauthorized use.
3. Display materials shall not pose a hazard during periods of severe weather conditions. When a storm is imminent the display racks shall be anchored for 120 mph winds and display items shall be removed and stored accordingly.
4. Flammable liquids will not be stored overnight at or on the pier and an ABC fire extinguisher will be installed at each platform.
5. A trash receptacle shall be located at each platform and shall be emptied daily.

6. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board of Commissioners, a copy of which will be filed in the office of the Planning and Inspections Department.

PLANNING BOARD DISCUSSION

Ms. Robbins asked Ms. Twiddy if the public will be able to use the pier.

Ms. Twiddy stated yes.

Ms. Robbins asked if lighting will be done on the pier.

Ms. Twiddy stated they are looking into lighting that will not interfere with wildlife.

Ms. Robbins asked if evening tours would be offered.

Ms. Twiddy stated yes.

Ms. O'Shea stated the CAMA permit would need to be amended if lighting was going to be added to the pier.

Mr. West stated he is concerned with the public using the pier during the operation of the business.

Ms. Twiddy stated they would use some type of signage to show the public when the pier would be available for use.

Mr. Midgette asked how much of the pier will be over water.

Ms. Twiddy stated not very much and that the majority will be over wetlands.

Mr. West stated that this will be a private pier and will they have an employee on the pier at all times during the day.

Ms. Twiddy stated they are considering putting a gate on the end of the pier.

Sharon Twiddy stated this area is pretty quite during the evening.

Ms. Turner stated that a platform should be at the beginning and end of the pier.

Mr. Bell asked if the pier could accommodate an ATV or gator vehicle for an emergency.

Ms. Twiddy stated they originally wanted to build an 8 ft. wide pier but CAMA mandates it to be 6 ft. wide.

Mr. West recommended that the launch area is able to accommodate an ATV or gator vehicle so it would be able to turn around for an emergency.

ACTION

Mr. Keel motion to recommend approval with staff recommendations and TRC comments of a Special Use Permit to construct an elevated 1,495 ft. boardwalk access over Coastal Wetlands, 2 platform access areas for kayak launching, 3 racks for storing a total of 21 kayaks, and a single boat lift in the Currituck Sound as presented. Ms. Robbins seconded the motion. Motion passed unanimously.



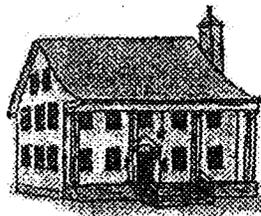
PB 08-21 Coastal Explorations, LLC



Currituck County Planning Department



Looking west toward the entrance to the pier



The Knapp Teacherage

51848-594000

C. Michael Warren
Superintendent

PHONE: 252-232- 2223
FAX: 252-232-3655
COURIER#: 10-69-03

Currituck County Schools

MEMO

TO: Sandra Hill
FROM: Kelly McClellan
DATE: May 15, 2008 (P)
SUBJECT: Change orders for Jarvisburg Elementary

Sandra,

Attached you will find the following change orders for Jarvisburg Elementary.

- Change order # 7 to Blueridge General, Inc.
- Change order # 8 to Blueridge General, Inc.

If anyone has any questions, or needs clarification on the change order, please contact Bruce McDonald at 232-2223 ext. 253.

Thanks,
Kelly



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M.B. Kahn Construction Co., Inc.
P.O. BOX 1179 / COLUMBIA, SC 29202 / (803) 736-2950 / FAX (803) 736-9501 / www.mbkahn.com

CONSTRUCTION
MANAGEMENT
DIVISION

April 24, 2008

Currituck County Board of Education
2958 Caratoke Highway
Currituck, NC 27929

Attn: Mr. Bruce MacDonald
Ref: Jarvisburg Elementary School
Building and Finishes Contract
Contract Change Order No. 7

Dear Bruce:

As a result of previously approved Change Orders on Jarvisburg Elementary School, attached herewith are 6 copies of executed Change Order No. 7 from Blueridge General, Inc.

The purpose of this change is to:

Delete the 400 lf of temporary fence and gates per the Building and Finishes scope of work that was not utilized on the project.

In summary, all of the above proposals have been reviewed recommended by the Owner and Construction Manager to be accepted and incorporated into this contract. The net total of these changes reflects a net credit of (\$1,455.27) to Blueridge General, Inc. contract. Please return 3 fully executed copies for our file and distribution.

Sincerely,

Buddy Sivils
M.B. Kahn Construction Company, Inc.
C.M. Division
757-297-6460

CHANGE ORDER

CONSTRUCTION MANAGEMENT EDITION

PROJECT:

New Jarvisburg Elementary School
Jarvisburg, North Carolina

CHANGE ORDER NUMBER: 7

INITIATION DATE: 4/20/2008

ARCHITECT'S PROJECT NO: 06-611

TO: Blueridge General, Inc.
3422 Stratmore Avenue
Norfolk, Virginia 23504

CM'S PROJECT NO. 6069.01

CONTRACT FOR: Building and Finishes Contract

CONTRACT DATE: January 17, 2007

You are directed to make the following changes in this Contract:

Delete temporary fencing per the Building and Finishes scope Deduct (\$1,455.27)
of work and Blueridge General, Inc. Change Order Proposal No. 40

Total This Change Deduct (\$1,455.27)

Not valid until signed by the Owner, the Architect and the Construction Manager.

Signature of the Contractor indicates agreement herewith, including any adjustment in the Contract Sum or the Contract Time.

The original Contract Sum was	\$6,942,069.00
Net change by previously authorized Change Orders	\$68,751.34
The Contract Sum prior to this Change Order was	\$7,010,820.34
The Contract Sum will be increased by this Change Order	(\$1,455.27)
The new Contract Sum including this Change Order will be	\$7,009,365.07
The Contract Time will be increased by 0 Calendar Days	
The Date of Substantial Completion as of the date of this Change Order therefore is April 15, 2008	

Recommended:

M. B. Kahn Construction Company, Inc.

Construction Manager

PO Box 1179, Columbia, S. C. 29202

Address

By

Agreed To:

Blueridge General, Inc.

Contractor

3422 Stratmore Avenue, Norfolk, Va. 23504

Address

By

Approved:

Walter, Robbs, Callahan & Pierce Architects PA

PO Box 202, Winston Salem, N. C. 27120-20275

Address

By

Authorized:

Currituck County Board of Education

Owner

29258 Caratoke Highway, Currituck, N. C. 27929

Address

By

CONTRACT TITLE: New Jarvisburg Elementary School Arch. Job No. 06-611
110 Forbes Road MBK Job No. 6069
Jarvisburg, NC 27947 PROPOSAL NO.: 40

ARCHITECT: Walter Robbs Callahan & Pierce

DESCRIPTION: DELETE TEMPORARY FENCE AND GATES

PRIME CONTRACTORS WORK				REVISIONS/COMMENTS
1. DIRECT MATERIALS				
2. SALES TAX ON MATERIALS	7% OF LINE 1	7.00%		
3. DIRECT LABOR			(\$963.00)	
4. INSURANCE, TAXES, AND FRINGE BENEFITS	31.6.0% OF LINE 3	31.60%	(\$304.31)	
5. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES			(\$170.00)	
6. RENTAL EQUIPMENT				
7. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 6	6.75%		
8. SUBTOTAL (ADD LINES 1-7)				(\$1,437.31)

PRIME REMARKS: NO CREDIT WILL BE ALLOWED FOR THE RENTAL OF FENCING MATERIALS BECAUSE BGI OWNES THE FENCING AND GATES.

SUBCONTRACTOR'S WORK				REVISIONS/COMMENTS
9. DIRECT MATERIALS				
10. SALES TAX ON MATERIALS	7% OF LINE 9	7.00%		
11. DIRECT LABOR				
12. INSURANCE, TAXES, AND FRINGE BENEFITS	25.0% OF LINE 11	25.00%		
13. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
14. RENTAL EQUIPMENT				
15. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 14	6.75%		
16 SUBTOTAL (ADD LINES 9-15)				
17. SUBCONTRACTOR'S OVERHEAD & PROFIT	15.0% OF LINE 16	15.00%		
18. TOTAL SUBCONTRACTOR'S WORK (ADD LINES 16 & 17)				

SUB'S REMARKS:

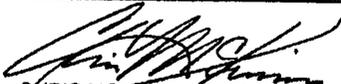
SUMMARY				REVISIONS/COMMENTS
19. PRIME CONTRACTOR'S WORK (FROM LINE 8)			(\$1,437.31)	
20. PRIME OVERHEAD AND PROFIT ON OWN WORK	15% OF LINE 19			
21. SUBTOTAL PRIME'S WORK (ADD LINES 19 & 20)				(\$1,437.31)
22. SUBCONTRACTOR'S WORK (FROM LINE 18)				
23. PRIME'S OVERHEAD AND PROFIT ON SUB WORK	5% OF LINE 22	5.00%		
24. SUBTOTAL SUB'S WORK (ADD LINES 22 & 23)				
25. SUBTOTAL ALL WORK ADD LINES (21 & 24)				(\$1,437.31)
26 BOND PREMIUM ON TOTAL COST	1.25% OF LINE 25	1.25%	(\$17.97)	
27 TOTAL COST (ADD LINES 25 & 26)				(\$1,455.27)

ESTIMATED TIME EXTENSION AND JUSTIFICATION

PRIME CONTRACTOR NAME: BLUERIDGE GENERAL, INC.

SUBCONTRACTOR NAME:

SIGNATURE & TITLE OF PREPARER


 CHRIS MCKINNON, PROJECT MANAGER

DATE: 4/9/2008



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CONSTRUCTION
MANAGEMENT
DIVISION

May 8, 2008

Currituck County Board of Education
2958 Caratoke Highway
Currituck, NC 27929

Attn: Mr. Bruce MacDonald
Ref: Jarvisburg Elementary School
Building and Finishes Contract
Contract Change Order No. 8

Dear Bruce:

As a result of previously approved Change Orders on Jarvisburg Elementary School, attached herewith are 6 copies of executed Change Order No. 8 from Blueridge General, Inc.

The purpose of this change is to make changes to work already completed as required by the local Building Officials. As a result the Building and Finishes Contractor has been authorized to proceed with the following changes to their Contract:

1. Provide two additional handrails at the stage handicapped ramp to accommodate both adult and children mounting heights per Blueridge General, Inc. COP No. 34.

Add \$872.92

2. Provide an additional 24" grab bar to clear flush valve to accommodate code mounting height per Blueridge General Inc. COP No. 36.

Add \$67.84

3. Paint Administration toilet walls with epoxy paint to provide an impervious finish per Blueridge General, Inc. COP No. 37.

Add \$523.79

4. Remove CMU walls as necessary to accommodate raising 4 ea. drinking fountains, patch and repaint existing wall per Blueridge General, Inc. COP No. 38.

Add \$1,009.97

5. Add second set of room identification signs in all areas requiring both student and adult accessibility per Blueridge General, Inc. COP No. 39.

Add \$2,227.25

As a result of this ruling, all of the above proposals have been reviewed for cost only and recommended by the Owner and Construction Manager to be accepted and incorporated into this contract. The net total of these changes reflects a net addition of \$4,701.77 to Blueridge General, Inc. contract. Please return 3 fully executed copies for our file and distribution.

Sincerely,



Buddy Sivils
M.B. Kahn Construction Company, Inc.
C.M. Division
757-297-6460

CHANGE ORDER

CONSTRUCTION MANAGEMENT EDITION

PROJECT:
New Jarvisburg Elementary School
Jarvisburg, North Carolina

CHANGE ORDER NUMBER: 8
INITIATION DATE: 5/6/2008

ARCHITECT'S PROJECT NO: 06-611

TO: Blueridge General, Inc.
3422 Stratmore Avenue
Norfolk, Virginia 23504

CM'S PROJECT NO. 6069.01

CONTRACT FOR: Building and Finishes Contract

CONTRACT DATE: January 17, 2007

You are directed to make the following changes in this Contract:

Changes required by County Building Code Officials:

1. Provide two additional handrails at stage handicap ramp	Add	\$872.92
2. Provide 24" grab bar to clear flush valve in toilet 202	Add	\$67.84
3. Paint Administration toilet walls with epoxy paint.	Add	\$523.79
4. Remove CMU masonry, patch and paint to raise 4 drinking fountains	Add	\$1,009.97
5. Add second set of room identification signs for student accessibility	Add	<u>\$2,227.25</u>
Total This Change	Add	\$4,701.77

Not valid until signed by the Owner, the Architect and the Construction Manager.

Signature of the Contractor indicates agreement herewith, including any adjustment in the Contract Sum or the Contract Time.

The original Contract Sum was	\$6,942,069.00
Net change by previously authorized Change Orders	\$67,296.07
The Contract Sum prior to this Change Order was	\$7,009,365.07
The Contract Sum will be increased by this Change Order	\$4,701.77
The new Contract Sum including this Change Order will be	\$7,014,066.84
The Contract Time will be increased by 0 Calendar Days	
The Date of Substantial Completion as of the date of this Change Order therefore is April 15, 2008	

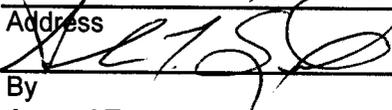
Recommended:

M. B. Kahn Construction Company, Inc.

Construction Manager

PO Box 1179, Columbia, S. C. 29202

Address

 5/7/08
By Date

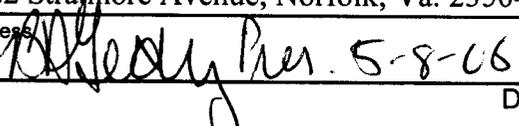
Agreed To:

Blueridge General, Inc.

Contractor

3422 Stratmore Avenue, Norfolk, Va. 23504

Address

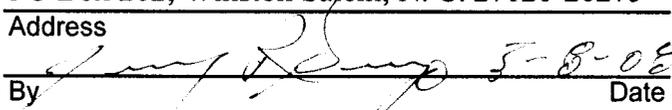
 5-8-08
By Date

Approved:

Walter, Robbs, Callahan & Pierce Architects PA

PO Box 202, Winston Salem, N. C. 27120-20275

Address

 5-8-08
By Date

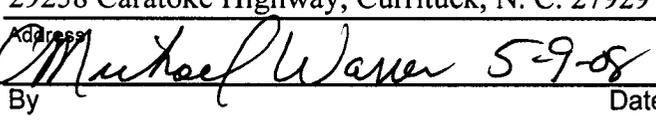
Authorized:

Currituck County Board of Education

Owner

29258 Caratoke Highway, Currituck, N. C. 27929

Address

 5-9-08
By Date

ESTIMATE FOR CONTRACT MODIFICATION

G.K.

DATE: 3/19/2008

CONTRACT TITLE:	New Jarvisburg Elementary School	Arch. Job No. 06-611
	110 Forbes Road	MBK Job No. 6089
	Jarvisburg, NC 27947	PROPOSAL NO.: 34

ARCHITECT: Walter Robbs Callahan & Pierce

DESCRIPTION: **PROVIDE TWO ADDITIONAL HANDRAILS AT STAGE HANDICAP RAMP 148A**

PRIME CONTRACTORS WORK				REVISIONS/COMMENTS
1. DIRECT MATERIALS			\$508.00	
2. SALES TAX ON MATERIALS	7% OF LINE 1	7.00%	\$35.42	
3. DIRECT LABOR			\$60.00	
4. INSURANCE, TAXES, AND FRINGE BENEFITS	31.6.0% OF LINE 3	31.60%	\$18.96	
5. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
6. RENTAL EQUIPMENT				
7. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 6	6.75%		
8. SUBTOTAL (ADD LINES 1-7)				\$620.38

PRIME REMARKS:

SUBCONTRACTOR'S WORK				REVISIONS/COMMENTS
9. DIRECT MATERIALS			\$45.00	
10. SALES TAX ON MATERIALS	7% OF LINE 9	7.00%	\$3.15	
11. DIRECT LABOR			\$60.00	
12. INSURANCE, TAXES, AND FRINGE BENEFITS	25.0% OF LINE 11	25.00%	\$15.00	
13. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
14. RENTAL EQUIPMENT				
15. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 14	6.75%		
16. SUBTOTAL (ADD LINES 9-15)				\$123.15
17. SUBCONTRACTOR'S OVERHEAD & PROFIT	15.0% OF LINE 16	15.00%	\$18.47	
18. TOTAL SUBCONTRACTOR'S WORK (ADD LINES 16 & 17)				\$141.62

SUB'S REMARKS:

SUMMARY				REVISIONS/COMMENTS
19. PRIME CONTRACTOR'S WORK (FROM LINE 8)			\$620.38	
20. PRIME OVERHEAD AND PROFIT ON OWN WORK	15% OF LINE 19	15%	\$93.06	
21. SUBTOTAL PRIME'S WORK (ADD LINES 19 & 20)				\$713.44
22. SUBCONTRACTOR'S WORK (FROM LINE 18)			\$141.62	
23. PRIME'S OVERHEAD AND PROFIT ON SUB WORK	5% OF LINE 22	5.00%	\$7.08	
24. SUBTOTAL SUB'S WORK (ADD LINES 22 & 23)				\$148.70
25. SUBTOTAL ALL WORK ADD LINES (21 & 24)				\$862.14
26. BOND PREMIUM ON TOTAL COST	1.25% OF LINE 25	1.25%	\$10.78	
27. TOTAL COST (ADD LINES 25 & 26)				\$872.92

ESTIMATED TIME EXTENSION AND JUSTIFICATION

PRIME CONTRACTOR NAME: **BLUERIDGE GENERAL, INC.**
 SUBCONTRACTOR NAME: **WAYNE TRIMMER PAINTING, CHEASPEAKE BAY STEEL INC.**
 SIGNATURE & TITLE OF PREPARER

Chris McKinnon
 CHRIS MCKINNON, PROJECT MANAGER

DATE: 3/19/2008

CHESAPEAKE BAY STEEL, INC.

STEEL FABRICATION AND ERECTION

3468 Westminster Ave. Norfolk, VA 23504

TELEPHONE (757) 622-2520

FAX (757) 622-0143

FAX CORRESPONDENCE

Date: March 19, 2008

No. Of Pages Including Cover: One

Fax To: Blueridge General, Inc.

Attention: Chris

Subject: Jarvisburg

From: Ron Baskins

Remarks: Chris,

We propose to furnish per proposal request #33 the following:

- One wall rail marked S3F
- One wall rail marked S3G
- All required fasteners
- Red oxide primer
- Delivery to site
- Sales Tax

Total Sum \$506.00

Please furnish direction,

Ron

CONTRACT TITLE: **New Jarvisburg Elementary School** Arch. Job No. 06-811
 110 Forbes Road MBK Job No. 6069
 Jarvisburg, NC 27947 PROPOSAL NO.: 36

ARCHITECT: Walter Robbs Callahan & Pierce

DESCRIPTION: **PROVIDE 24" HANDICAP GRAB BAR TO CLEAR FLUSH VALVE IN TOILET 202**

PRIME CONTRACTORS WORK				REVISIONS/COMMENTS
1. DIRECT MATERIALS			\$36.00	
2. SALES TAX ON MATERIALS	7% OF LINE 1	7.00%	\$2.52	
3. DIRECT LABOR			\$15.00	
4. INSURANCE, TAXES, AND FRINGE BENEFITS	31.6.0% OF LINE 3	31.60%	\$4.74	
5. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
6. RENTAL EQUIPMENT				
7. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 6	6.75%		
8. SUBTOTAL (ADD LINES 1-7)				\$58.26

PRIME REMARKS: ORIGINAL LABOR WAS USED TRYING TO INSTALL THE 36" GRAB BAR THAT WOULD NOT FIT BEHIND FLUSH VALVE.

SUBCONTRACTOR'S WORK				REVISIONS/COMMENTS
9. DIRECT MATERIALS				
10. SALES TAX ON MATERIALS	7% OF LINE 9	7.00%		
11. DIRECT LABOR				
12. INSURANCE, TAXES, AND FRINGE BENEFITS	25.0% OF LINE 11	25.00%		
13. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
14. RENTAL EQUIPMENT				
15. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 14	6.75%		
16 SUBTOTAL (ADD LINES 9-15)				
17. SUBCONTRACTOR'S OVERHEAD & PROFIT	15.0% OF LINE 16	15.00%		
18. TOTAL SUBCONTRACTOR'S WORK (ADD LINES 16 & 17)				

SUB'S REMARKS:

SUMMARY				REVISIONS/COMMENTS
19. PRIME CONTRACTOR'S WORK (FROM LINE 8)			\$58.26	
20. PRIME OVERHEAD AND PROFIT ON OWN WORK	15% OF LINE 19	15%	\$8.74	
21. SUBTOTAL PRIME'S WORK (ADD LINES 19 & 20)				\$67.00
22. SUBCONTRACTOR'S WORK (FROM LINE 18)				
23. PRIME'S OVERHEAD AND PROFIT ON SUB WORK	5% OF LINE 22	5.00%		
24. SUBTOTAL SUB'S WORK (ADD LINES 22 & 23)				
25. SUBTOTAL ALL WORK ADD LINES (21 & 24)				\$67.00
26 BOND PREMIUM ON TOTAL COST	1.25% OF LINE 25	1.25%	\$0.84	
27 TOTAL COST (ADD LINES 25 & 26)				\$67.84

ESTIMATED TIME EXTENSION AND JUSTIFICATION

PRIME CONTRACTOR NAME: BLUERIDGE GENERAL, INC.

SUBCONTRACTOR NAME:

SIGNATURE & TITLE OF PREPARER


 CHRIS MCKINNON, PROJECT MANAGER

DATE: 4/21/2008



STOCK BUILDING SUPPLY
 DBA:
MARTIN ARCHITECTURAL PRODUCTS
 4734-C Reedy Branch Road Winterville, NC 28590
 PHONE: 252-758-0667 FAX: 252-758-7528

BLUERIDGE GENERAL, INC.

DATE: 04/22/08

RE: JARVISBURG ELEMENTARY SCHOOL

Martin Job #: G27020W

ATTN: CHRIS MCKINNON
FAX:

Martin Architectural Products, Inc. proposes to furnish architectural material for the above construction project as follows:

Shipping Terms: FOB Origin, Freight Prepaid

TO SUPPLY (1) 24" GRAB BAR 3201-24

\$36.00
 + 2.43
 \$38.43

*** Please sign and return so we can proceed with order. ***

1. Above prices are quoted subject to acceptance within 30 days.
2. One single shipment with tailgate delivery.
3. Terms net - 30 days.
4. Material to be billed proportionately as shipped or stored. Full amount of each invoice due when rendered - retainage not acceptable.
5. 1 1/2% interest charged on invoices over 30 days.

Accepted by: _____

Very Truly Yours,

Date: _____

A handwritten signature in black ink, appearing to read "James J. S.", is written over a horizontal line.

ESTIMATE FOR CONTRACT MODIFICATION

DATE: 4/29/2008

CONTRACT TITLE: New Jarvisburg Elementary School
110 Forbes Road
Jarvisburg, NC 27947

Arch. Job No. 06-611
 MBK Job No. 6069

ARCHITECT: Walter Robbs Callahan & Pierce

PROPOSAL NO.: 37

DESCRIPTION: PAINT ADMIN TOILET WALLS WITH EPOXY PAINT PER EMAIL DATED 4/3/08

PRIME CONTRACTORS WORK				REVISIONS/COMMENTS
1. DIRECT MATERIALS				
2. SALES TAX ON MATERIALS	7% OF LINE 1	7.00%		
3. DIRECT LABOR			\$99.00	
4. INSURANCE, TAXES, AND FRINGE BENEFITS	31.6.0% OF LINE 3	31.60%	\$31.28	
5. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
6. RENTAL EQUIPMENT				
7. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 6	6.75%		
8. SUBTOTAL (ADD LINES 1-7)			\$130.28	

PRIME REMARKS:

SUBCONTRACTOR'S WORK				REVISIONS/COMMENTS
9. DIRECT MATERIALS				
10. SALES TAX ON MATERIALS	7% OF LINE 9	7.00%		
11. DIRECT LABOR				
12. INSURANCE, TAXES, AND FRINGE BENEFITS	25.0% OF LINE 11	25.00%		
13. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
14. RENTAL EQUIPMENT				
15. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 14	6.75%		
16 SUBTOTAL (ADD LINES 9-15)				
17. SUBCONTRACTOR'S OVERHEAD & PROFIT	15.0% OF LINE 16	15.00%		
18. TOTAL SUBCONTRACTOR'S WORK (ADD LINES 16 & 17)			\$350.00	SEE ATTACHED PROPOSAL

SUB'S REMARKS:

SUMMARY				REVISIONS/COMMENTS
19. PRIME CONTRACTOR'S WORK (FROM LINE 8)			\$130.28	
20. PRIME OVERHEAD AND PROFIT ON OWN WORK	15% OF LINE 19	15%	\$19.54	
21. SUBTOTAL PRIME'S WORK (ADD LINES 19 & 20)				\$149.83
22. SUBCONTRACTOR'S WORK (FROM LINE 18)			\$350.00	
23. PRIME'S OVERHEAD AND PROFIT ON SUB WORK	5% OF LINE 22	5.00%	\$17.50	
24. SUBTOTAL SUB'S WORK (ADD LINES 22 & 23)				\$367.50
25. SUBTOTAL ALL WORK ADD LINES (21 & 24)				\$517.33
26 BOND PREMIUM ON TOTAL COST	1.25% OF LINE 25	1.25%	\$6.47	
27 TOTAL COST (ADD LINES 25 & 26)				\$523.79

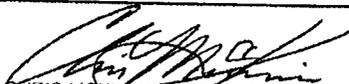
ESTIMATED TIME EXTENSION AND JUSTIFICATION

ADDITIONAL TIME MAY BE REQUIRED DEPENDING ON THE DATE OF APPROVAL.

PRIME CONTRACTOR NAME: BLUERIDGE GENERAL, INC.

SUBCONTRACTOR NAME: WAYNE TRIMMER PAINTING

SIGNATURE & TITLE OF PREPARER


 CHRIS MCKINNON, PROJECT MANAGER

DATE: 4/29/2008

Wayne Trimmer

1603 Providence Road
Elizabeth City N.C. 27909
Phone: 252-338-8846
Fax: 252-335-4807

waynetrimmer@yahoo.com

April 29, 2008

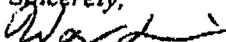
*Blueridge General
1-757-623-4248
Attn: Chris McKinnon*

Job: Jarvisburg Elementary School

** Change order*

Quote on painting walls with Acrylic Epoxy.

Total-\$350.00

*Sincerely,

Wayne Trimmer*

CONTRACT TITLE: New Jarvisburg Elementary School Arch. Job No. 06-611
110 Forbes Road MBK Job No. 6069
Jarvisburg, NC 27947 PROPOSAL NO.: 38

ARCHITECT: Walter Robbs Callahan & Pierce

DESCRIPTION: REWORK CMU TO RAISE DRINKING FOUNTAINS

PRIME CONTRACTORS WORK				REVISIONS/COMMENTS
1. DIRECT MATERIALS				
2. SALES TAX ON MATERIALS	7% OF LINE 1	7.00%		
3. DIRECT LABOR				
4. INSURANCE, TAXES, AND FRINGE BENEFITS	31.6.0% OF LINE 3	31.60%		
5. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
6. RENTAL EQUIPMENT				
7. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 6	6.75%		
8. SUBTOTAL (ADD LINES 1-7)				

PRIME REMARKS:

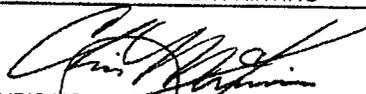
SUBCONTRACTOR'S WORK				REVISIONS/COMMENTS
9. DIRECT MATERIALS				
10. SALES TAX ON MATERIALS	7% OF LINE 9	7.00%		
11. DIRECT LABOR				
12. INSURANCE, TAXES, AND FRINGE BENEFITS	25.0% OF LINE 11	25.00%		
13. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
14. RENTAL EQUIPMENT				
15. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 14	6.75%		
16 SUBTOTAL (ADD LINES 9-15)				
17. SUBCONTRACTOR'S OVERHEAD & PROFIT	15.0% OF LINE 16	15.00%		
18. TOTAL SUBCONTRACTOR'S WORK (ADD LINES 16 & 17)			\$950.00	SEE ATTACHED PROPOSALS

SUB'S REMARKS:

SUMMARY				REVISIONS/COMMENTS
19. PRIME CONTRACTOR'S WORK (FROM LINE 8)				
20. PRIME OVERHEAD AND PROFIT ON OWN WORK	15% OF LINE 19	15%		
21. SUBTOTAL PRIME'S WORK (ADD LINES 19 & 20)				
22. SUBCONTRACTOR'S WORK (FROM LINE 18)			\$950.00	
23. PRIME'S OVERHEAD AND PROFIT ON SUB WORK	5% OF LINE 22	5.00%	\$47.50	
24. SUBTOTAL SUB'S WORK (ADD LINES 22 & 23)				\$997.50
25. SUBTOTAL ALL WORK ADD LINES (21 & 24)				\$997.50
26 BOND PREMIUM ON TOTAL COST	1.25% OF LINE 25	1.25%	\$12.47	
27 TOTAL COST (ADD LINES 25 & 26)				\$1,009.97

ESTIMATED TIME EXTENSION AND JUSTIFICATION

PRIME CONTRACTOR NAME: BLUERIDGE GENERAL, INC.
 SUBCONTRACTOR NAME: MANNING MASONRY, WAYNE TRIMMER PAINTING
 SIGNATURE & TITLE OF PREPARER


 CHRIS MCKINNON, PROJECT MANAGER

DATE: 4/29/2008

Chris McKinnon

From: Gary Manning [manningspec1@yahoo.com]
Sent: Monday, April 21, 2008 3:34 PM
To: Chris McKinnon
Subject: Re: Request for Change Proposal #41 - Jarvisburg

Ok i will redo it in another format and resend.

The cost was \$800.00

Thanks

Gary

----- Original Message -----

From: Chris McKinnon <cmckinnon@blueridgegeneral.com>
To: Gary Manning <manningspec1@yahoo.com>
Sent: Monday, April 21, 2008 3:30:40 PM
Subject: RE: Request for Change Proposal #41 - Jarvisburg

Gary this is the same attachment. It appears to be a word document but when opened it nothing is there.

Chris

From: Gary Manning [mailto:manningspec1@yahoo.com]
Sent: Monday, April 21, 2008 3:24 PM
To: Chris McKinnon
Subject: Re: Request for Change Proposal #41 - Jarvisburg

----- Original Message -----

From: Chris McKinnon <cmckinnon@blueridgegeneral.com>
To: Gary Manning <manningspec1@yahoo.com>
Sent: Monday, April 21, 2008 2:54:11 PM
Subject: RE: Request for Change Proposal #41 - Jarvisburg

Gary,

I can not open your attachment. Please resend your proposal.

Chris

Wayne Trimmer

1603 Providence Road
Elizabeth City N.C. 27909
Phone: 252-338-8846
Fax: 252-335-4807

waynetrimmer@yahoo.com

April 29, 2008

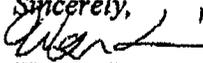
*Blueridge General
1-757-623-4248
Attn: Chris McKinnon*

Job: Jarvisburg Elementary School

*** Change order**

Block fill and paint areas around water cooler.

Total-\$150.00

Sincerely,

Wayne Trimmer

CONTRACT TITLE: New Jarvisburg Elementary School Arch. Job No. 06-611
110 Forbes Road MBK Job No. 6069
Jarvisburg, NC 27947 PROPOSAL NO.: 39

ARCHITECT: Walter Robbs Callahan & Pierce

DESCRIPTION: PROVIDE ADDITIONAL ROOM IDENTIFICATION SIGNS

PRIME CONTRACTORS WORK				REVISIONS/COMMENTS
1. DIRECT MATERIALS				
2. SALES TAX ON MATERIALS	7% OF LINE 1	7.00%		
3. DIRECT LABOR				
4. INSURANCE, TAXES, AND FRINGE BENEFITS	31.6.0% OF LINE 3	31.60%		
5. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
6. RENTAL EQUIPMENT				
7. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 6	6.75%		
8. SUBTOTAL (ADD LINES 1-7)				

PRIME REMARKS:

SUBCONTRACTOR'S WORK				REVISIONS/COMMENTS
9. DIRECT MATERIALS				
10. SALES TAX ON MATERIALS	7% OF LINE 9	7.00%		
11. DIRECT LABOR				
12. INSURANCE, TAXES, AND FRINGE BENEFITS	25.0% OF LINE 11	25.00%		
13. EQUIPMENT OWNERSHIP AND OPERATING EXPENSES				
14. RENTAL EQUIPMENT				
15. SALES TAX ON RENTAL EQUIPMENT	6.75% OF LINE 14	6.75%		
16 SUBTOTAL (ADD LINES 9-15)				
17. SUBCONTRACTOR'S OVERHEAD & PROFIT	15.0% OF LINE 16	15.00%		
18. TOTAL SUBCONTRACTOR'S WORK (ADD LINES 16 & 17)			\$2,095.00	SEE ATTACHED PROPOSAL

SUB'S REMARKS:

SUMMARY				REVISIONS/COMMENTS
19. PRIME CONTRACTOR'S WORK (FROM LINE 8)				
20. PRIME OVERHEAD AND PROFIT ON OWN WORK	15% OF LINE 19	15%		
21. SUBTOTAL PRIME'S WORK (ADD LINES 19 & 20)				
22. SUBCONTRACTOR'S WORK (FROM LINE 18)			\$2,095.00	
23. PRIME'S OVERHEAD AND PROFIT ON SUB WORK	5% OF LINE 22	5.00%	\$104.75	
24. SUBTOTAL SUB'S WORK (ADD LINES 22 & 23)			\$2,199.75	
25. SUBTOTAL ALL WORK ADD LINES (21 & 24)			\$2,199.75	
26. BOND PREMIUM ON TOTAL COST	1.25% OF LINE 25	1.25%	\$27.50	
27 TOTAL COST (ADD LINES 25 & 26)			\$2,227.25	

ESTIMATED TIME EXTENSION AND JUSTIFICATION

PRIME CONTRACTOR NAME: BLUERIDGE GENERAL, INC.
 SUBCONTRACTOR NAME: SIGNATURE ARCHITECTURAL SIGNAGE
 SIGNATURE & TITLE OF PREPARER


 CHRIS MCKINNON, PROJECT MANAGER

DATE: 4/14/2008

QUOTE

SIGNATURE

Architectural Signage

(336)476-2072
 fax (336)476-7921
 jeff@signatureinc.info
 www.signatureinc.info

Date: 4/11/2008

Quote Number: QJC41108

Customer: Blueridge General, Inc.

Contact: Christopher McKinnon

Location: 3422 Strathmore Ave.

City/State: Norfolk, VA 23504

Phone Number: 757-627-9914

Fax Number: 757-623-4248

Project: Jarvisburg Elementary School -- Change Order proposal # 39

It is our pleasure to submit our quotation for the manufacture of the following:

Item(s)	Price
Additional signs as follows:	
Classroom Signs (20) required \$ 26.00 each	\$ 520.00
Administrative Signs (20) required \$ 43.00 each	\$ 860.00
Nurse Station Signs (3) \$ 43.00 each	\$ 129.00
Restroom Signs (3) required \$ 42.00 each	\$ 126.00
INSTALLATION COST	
	\$ 460.00
No Tax Included	TOTAL COST
	\$ 2,095.00

Thank you for this opportunity. If you have any questions or need any additional information, please feel free to call.

FOB: Jobsite

By: Jeff Curtis 336-431-2072

jeff@signatureinc.info

211 Berkley Street
 High Point, NC 27260

(fax) 336-431-7921

Production time to be determined.

Terms: Approved credit.

Quote is guaranteed for 60 days

Accepted:

Date:

Company:

BLUERIDGE GENERAL, INC.

General Contractors

3422 Strathmore Avenue / Norfolk, Virginia 23504
PHONE (757) 627-9914 FAX (757) 623-4248**REQUEST FOR PROPOSAL**

PROJECT	Jarvisburg Elementary School	PROPOSAL NO	39
CONTRACT	Signage	REFERENCE	Email dated 4/7/08
CONTRACTOR	Signature Architectural Products	DATE	4/8/08

Please submit with this form an itemized labor / material cost and times proposal for changes in the contract sum and contract time for the following proposed modification(s) to the contract.

RECEIPT OF YOUR PROPOSAL IS REQUESTED BY:	4/14/08
---	---------

DESCRIPTION OF PROPOSED CHANGES (S)

Please provide your detailed cost proposal for all labor, materials, and equipment necessary to provide additional signage as indicated by the attached email from the state's chief accessibility Code Consultant.

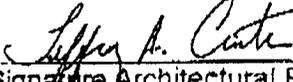
THIS IS NEITHER A CHANGE ORDER NOR A DIRECTIVE TO PROCEED WITH THE WORK DESCRIBED HEREIN.

SIGNED: 
Blueridge General Inc.

DATE: 4/8/08

IN RESPONSE TO THE REQUEST ABOVE, THE CONTRACTOR PROPOSES TO PERFORM THE CHANGES DESCRIBED FOR AN DECREASE/INCREASE IN THE CONTRACT SUM IN THE AMOUNT OF \$2,095⁰⁰ AND INCREASE / DECREASE IN THE CONTRACT TIME OF 0 CALENDAR DAYS.

A DETAILED BREAKDOWN OF LABOR AND MATERIAL COSTS IS ATTACHED HERETO WHICH INCLUDES ALL COSTS AND TIME ASSOCIATED WITH THE PROPOSED CHANGES (S).

SIGNED: 
Signature Architectural Products

DATE: 4/11/08

CURRITUCK COUNTY
NORTH CAROLINA
MAY 19, 2008

The Board of Commissioners met on May 19, 2008, at 7:00 p.m. for its regularly scheduled meeting at the Historic Courthouse in the Commissioners Meeting Room with the following members present: Chairman Nelms, Commissioners Bowden, Gregory, Taylor and Etheridge.

Invocation

Pledge of Allegiance

The Reverend Scott Wilson-Parsons presented the invocation.

Approval of Agenda

Commissioner Bowden moved to approve the agenda as follows. Commissioner Gregory seconded the motion. Motion carried.

Delete Item 13 and replace with Discussion on local legislation; Add budget amendments and Resolution supporting Dare County and Resolution supporting the Town of Duck and closed session to discuss litigation, John Snowden.

- Item 2 **Public Comment**
Please limit comments to items not appearing on the regular agenda, please limit comments to 3 minutes.
- Item 3 **Presentations in honor of EMS Week**
- Item 4 **Chief Carter, presentation on MODEL System**
- Item 5 **Public Hearing and Action** PB 08-08 Daniel Goodwin: Text Amendment to the Currituck County Unified Development Ordinance to allow push-carts in the General Business (GB), Commercial (C), and Limited Business-Hotel (LBH) zoning districts.
- Item 6 **Public Hearing and Action** PB-99-18 James V. Bickford Al Towing: Request for an extension to the Special Use Permit for an impoundment area for the temporary storage of vehicles located on the west side of Ocean Trail (NC 12) within the Villages at Ocean Hill, Tax Map 114E, Poplar Branch Township.
- Item 7 **Public Hearing and Action** PB 88-66 The Villages at Ocean Hill: Request for an amendment to modify conditions placed on the Special Use Permit issued by the Board of Commissioners on November 5, 2007.
- Item 8 **Consideration of Airport Hangar Bids**
- Item 9 **Appointments to Land Transfer Tax Appeals Board**
- Item 10 **Appointment to Senior Center Advisory Board**

- Item 11 **Appointments to Game Commission**
- Item 12 **Appointments to Moyock Watershed Advisory Board**
- Item 13 **Discussion and Action on Resolution Supporting Dare County's Oregon Inlet and Waterways Commission Request**
- Item 14 **Consent Agenda:**
 - 1. Budget Amendments
 - 2. Request for Refund of Water Tap Fees for Corey Neier
 - 3. Request to dispose of Financial Records
 - 4. Approval of May 5, 2008, Minutes
 - 5. Resolution declaring surplus property and authorizing auction of surplus property
 - 6. Resolution to declare Southern Outer Banks Water System assets as surplus
- Item 15 Commissioner's Report
- Item 16 County Manager's Report
- Item 17 **Closed Session:**
 - 1. To discuss Personnel

Public Comment

Chairman Nelms opened the public comment period.

Sherry Motes, expressed concerns with the OLF testing by the Navy.

Commissioner Etheridge requested a Crawford Township town meeting on the Land Use Plan (LUP).

Commissioner Gregory commented on cost of permits for wells beginning in July.

There being no further comments, Chairman Nelms closed the public hearing.

Presentations in honor of EMS Week

Chief Carter, EMS, stated that this was the 35th annual award presented. The Chief presented the Peer Achievement Award to Kevin Ayers and the Rising Star Award to Duane Minnick.

Chief Carter, presentation on MODEL System

Chief Carter, EMS, stated that this had taken several years to prepare for and thanked many of his staff for their efforts to begin the accreditation process.

Chairman Nelms moved to endorse the document presented. Commissioner Taylor seconded the motion. Motion carried.

Public Hearing and Action PB 08-08 Daniel Goodwin: Text Amendment to the Currituck County Unified Development Ordinance to allow push-carts in the General Business (GB), Commercial (C), and Limited Business-Hotel (LBH) zoning districts.

Ben Woody, Planning Director, presented the request.

**Vendor Carts
PB 08-07
UDO AMENDMENT REQUEST
Philadelphia Water Ice Factory, Dan Goodwin**

An amendment to Chapter 2: Zoning Districts, Chapter 3: Special Requirements and Chapter 17: Definitions to allow vendor carts as a permitted or special use.

BE IT ORDAINED by the Planning Board of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

Item 1: That Section 2.5 Permitted Uses Table is amended by adding the following underlined language:

Use	LU C	Zoning Districts										Special Requirement s	
		A	R A	R	RO 1	RO 2	R R	G B	C	LB H	L M		H M
<i>Other</i>													
<u>Vendor Carts</u>	<u>I</u>							<u>Z</u>	<u>Z</u>	<u>Z</u>			<u>3.10.3</u>

Item 2: That Section 3.10 Other Uses is amended by adding the following underlined language:

Section 3.10 Other Uses

3.10.3 Vendor Carts

- A. Vendor carts shall only be permitted as an accessory use to an existing storefront in a Commercial (C), General Business (GB), or Limited Business-Hotel (LBH) zoning district in Currituck County.
- B. Zoning Permit Application
 - 1. The permit must be renewed annually.
 - 2. The application shall demonstrate that the proposed vendor cart will comply with this ordinance and shall contain at a minimum the following:
 - a. A narrative describing the proposed vendor cart merchandise, including an overview of the project;
 - b. Identification and location of the property on which the proposed vendor cart will be located; including the signature of the property owner(s) granting permission to the vendor owner/operator.

- c. A site plan showing the proposed location of each vendor, property lines, accessory structure setback lines, drive aisles, access roads, parking areas, and turnout locations.
 - d. Evidence of compliance with applicable Department of Agriculture or other permitting regulations; other relevant studies, reports, certifications and approvals as may be reasonably requested by Currituck County to ensure compliance with this ordinance;
 - e. Refuse plan. The operator must have adjacent to the vendor cart a suitable container for the placement of litter by customers or other persons.
3. The applicant shall promptly notify Currituck County of any changes to the information contained in the permit application.
 4. Vendor carts shall only be permitted to sell the item(s) available for sale in the required Currituck County storefront.
 5. Proposed location and product/merchandise approval is at the discretion of the administrator.
- C. Vendor carts shall be subject to the following requirements:
1. The dimensions of any vendor cart shall not exceed: 24 square feet in area, 6 feet in length, or 9 feet in height. The maximum height shall include any protective covering provided for the vendor or customer from outdoor conditions in the form of 1 umbrella, or other protective covering which must be attached to the cart, not to exceed the allowable cart dimensions by 36 inches in any horizontal direction.
 2. All signage must be attached to the vendor cart. Flags, banners and pennants, or other similar devices are prohibited.
 3. All required permits and licenses shall be clearly displayed on the vendor cart.
 4. All vendor carts must have operating wheels.
 5. The vendor cart must be located at least 20 feet from any entrance or exit and may not be situated such that the free flow of pedestrian, fire or emergency apparatus, or vehicular traffic is restricted.
 6. Days of operation shall be limited to the Friday before Memorial Day until the day after Labor Day.
 7. Hours of operation for any vendor cart shall be limited to 8:00 a.m. to dusk.
 8. The maximum number of vendor carts per lot shall not exceed 1 per 100 feet of public road frontage or 1 per acre of lot size, whichever is less.

Example: A commercially zoned property with 2.75 acres of land and 105 feet of public road frontage, would be allowed to have one (1) vendor cart. (Road frontage being the lesser of the

two criteria.)

9. Sales of merchandise shall be limited to non-health department regulated food and beverage items as determined by the Department of Agriculture and/or the dry goods for sale at the storefront location.
10. All goods for sale shall not extend beyond the outside dimensions of the vendor cart body.
11. Prohibited items for sale include but are not limited to: fireworks, tobacco, ABC products (including beer, wine, and alcohol), and adult products/age restricted merchandise, etc.
12. All vendor carts shall be self-contained.
13. Each vendor cart shall be attended at all times.
14. Each vendor cart shall be removed from its location on a daily basis and stored in its required storefront or other approved location.
15. The sale of goods from a public street right-of-way is not allowed.
16. No vendor cart shall be located on the beach strand. For purposes of this subsection, beach strand shall be defined as that area of beach extending from the dune line to the waters edge. The dune line is defined as the landward toe of the dune.

Item 3: That Section 17.2 Definitions are amended by adding in alphabetical order the following underlined language:

Section 17.2 Definitions

Vendor Cart

Any apparatus (e.g., cart, wagon) or structure not permanently fixed to a permanent foundation and which must be moved under its own power, pushed or pulled by hand, towed by a motor vehicle, or carried upon or in a motor vehicle or trailer.

Item 4: The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Chairman Nelms opened the public hearing.

Jackie McKenzie, opposes this request and stated that it could not be adequately monitored.

Susan Taylor, opposes this request.

Earl Wemer, opposes this request.

Richard Baecher, opposes because of safety issues.

Alicia McDonnell, opposes this request.

Dan Goodwin, applicant, supports the ordinance.

Vickie Garvey, Corolla Light Town Center, supports the ordinance.

There being no further comments, Chairman Nelms closed the public hearing.

Chairman Nelms moved to deny the request. Commissioner Taylor seconded the motion. Motion carried.

Public Hearing and Action PB-99-18 James V. Bickford A1 Towing: Request for an extension to the Special Use Permit for an impoundment area for the temporary storage of vehicles located on the west side of Ocean Trail (NC 12) within the Villages at Ocean Hill, Tax Map 114E, Poplar Branch Township.

deleted

Public Hearing and Action PB 88-66 The Villages at Ocean Hill: Request for an amendment to modify conditions placed on the Special Use Permit issued by the Board of Commissioners on November 5, 2007.

Sworn testimony was given prior to making comments.

Ben Woody, Planning Director, reviewed the request.

**COUNTY OF CURRITUCK
SPECIAL USE PERMIT AMENDMENT
PB 88-66 Villages at Ocean Hill**

- (1) The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board of Commissioners, a copy of which is filed in the office of the Planning Department.
- (2) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.
- (3) This permit is valid for two years and will expire on November 5, 2009 if work has not begun on the project at that time. Once work has begun and the use begins, this special use permit shall remain valid so long as the conditions under which it was granted are met.

- (4) Other conditions:
 - A. Show the amount of usable lot area and the amount of area in the lake.
 - B. Indicate the owner and parcel number of the subject property.
 - C. Prior to Final Plat all of the well sites shall be required to be put in easements.
 - D. Remove the proposed 30' easement from Parcel 2 on Ocean Trail. The 2002 Amended Sketch Plan has the easement totally within the commercial lot.
 - E. Remove the 1' non-access easement from Lakeview Court at Lots 229 and 230.
 - F. Prior to Preliminary Plat, the applicant shall obtain from the Corps of Engineers a letter and map stating that the proposed lot 274 is not a part of the violation area as described in a letter dated September 21, 2006. This shall be done before any land disturbing activities are authorized.
 - G. This Amended Sketch Plan shall reflect any property lines created by deeds in the past to make them legal lots of record.
 - H. Currituck does not have a "beach" township- it is all Poplar Branch.
 - I. A new Special Use Permit application for the outdoor storage area for A-1 Towing shall be approved prior to any further Preliminary Plats being granted in the Villages of Ocean Hill. The current outdoor storage permit expired September 7, 2005.

Chairman Nelms opened the public hearing.

Karen Ish, Ocean Hill Homeowners Association, expressed concerns with access to parking lot.

Bonny McCarthy, was concerned about access.

Alicia McDonnell, stated that the access to lot is on a private road.

Ed Ish, concerned about safety.

Lynn Collins, questioned access to community area.

Jim Bickford, property owner, welcomed the comments but the questions about access are not relevant to this request.

Mark Bissell, Engineer, was present to answer questions.

There being no further comments, Chairman Nelms closed the public hearing.

Commissioner Bowden moved to approve. Chairman Nelms seconded the motion. Motion carried.

Consideration of Airport Hangar Bids

Eric Weatherly, Engineer, stated that bids were received on April 24, 2008 and the lowest bidder was John Bassett. Funding of this project will be 85% state grants. Mr. Weatherly is recommending approval for schedule I, Hangar Taxiway and schedule II- 5 unit corporate hangar with steel framed bi-fold doors. Funds available are \$852,065.84 in grants and total project costs are \$1,042,000. This represents a deficit of \$189,934.66. The total project cost includes all construction, engineering and a 4.6% contingency.

Commissioner Gregory moved to award the bid to John E. Basset in the amount of \$870,999.15. Commissioner Bowden seconded the motion. Motion carried.

Discussion on Local Legislation

Ike McRee, County Attorney, suggested that this would be the time to introduce a change to the Tourism Board to increase to 7 members and change the formula percentage to 25% for general governmental use and 75% for tourist related expenditures.

Commissioner Gregory moved to proceed with legislation. Commissioner Taylor seconded the motion. Motion carried.

Appointments to Land Transfer Tax Appeals Board

Commissioner Taylor moved to reappoint Ronnie Cooper, Milton Etheridge, Wade Morgan and John Whitehurst. Commissioner Etheridge seconded the motion. Motion carried.

Appointment to Senior Center Advisory Board

Commissioner Taylor moved to reappoint Bob Klinger. Commissioner Etheridge seconded the motion. Motion carried.

Appointments to Game Commission

Commissioner Gregory moved to appoint Janet Ross.
 Commissioner Taylor seconded the motion. Motion carried.

Chairman Nelms moved to appoint Larry Beasley.
 Commissioner Bowden seconded the motion. Motion carried.

Appointments to Moyock Watershed Advisory Board

Commissioner Taylor moved to reappoint the board.
 Commissioner Gregory seconded the motion. Motion carried.

Consent Agenda:

1. Budget Amendments
2. Request for Refund of Water Tap Fees for Corey Neier
3. Request to dispose of Financial Records
4. Approval of May 5, 2008, Minutes
5. Resolution declaring surplus property and authorizing auction of surplus property
6. Resolution to declare Southern Outer Banks Water System assets as surplus
7. Resolution Supporting Dare County's Oregon Inlet and Waterways Commission Request
8. Resolution supporting the Town of Duck stormwater management

Commissioner Gregory moved to approve. Commissioner Taylor seconded the motion. Motion carried.

<u>Account Number</u>	<u>Account Description</u>	Debit Decrease Revenue or Increase Expense	Credit Increase Revenue or Decrease Expense
10446-532441	Technology under 1000.00	\$ 1,200	
10446-526200	Promotional Efforts		\$ 1,200
		\$ 1,200	\$ 1,200

Explanation: *Public Information (10446)* - To purchase a digital camera and related supplies and reduce the requested supply line items for next year's budget.

Net Budget Effect: Operating Fund (10) - No change.

Debit	Credit
Decrease Revenue or	Increase Revenue or

<u>Account Number</u>	<u>Account Description</u>	<u>Increase Expense</u>	<u>Decrease Expense</u>
55818-592002	Water plant - Ground Storage	\$ 512,000	
55818-592001	Water plant - RO Plant	\$ 60,000	
55818-593005	Dist Sys - 12" WL Tie Moy Tnk	\$ 183,000	
55818-562000	Water plant - Prof Serv		\$ 572,000
55818-593001	Dist Sys - 12" WL Tie Guinea Rd		\$ 183,000
		<u>\$ 755,000</u>	<u>\$ 755,000</u>

Explanation: *Mainland Water Construction (55818)* - To transfer funds to record contracts awarded to date.

Net Budget Effect: Mainland Water Construction Fund (55) - No change.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
50796-590007	Informative Signs	\$ 220	
50796-590010	Restroom	\$ 38,385	
50796-590011	Concrete Walkway	\$ 3,600	
50796-588000	Contingency		\$ 24,277
50796-590000	Site Work/Clearing		\$ 17,928
		<u>\$ 42,205</u>	<u>\$ 42,205</u>

Explanation: *Carova Beach Park (50796)* - To adjust budget to contract.

Net Budget Effect: County Governmental Construction Fund (50) - No change.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10660-511000	Postage & Telephone	\$ 500	
10660-526000	Advertising	\$ 1,000	
10660-531000	Gas & Oil	\$ 550	

10550-590000	Capital Outlay	\$	8,200
10350-467100	Aviation Fuel Receipts	\$	52,800
		<u>\$</u>	<u>62,000</u>
		<u>\$</u>	<u>62,000</u>

Explanation: *Airport (10550)* - To increase appropriations for additional aviation fuel and credit card maintenance fees needed due to fuel cost increases.

Net Budget Effect: Operating Fund (10) - Increased by \$52,800.

<u>Account Number</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
50796-590003	Picnic Facilities	\$ 51,000	
50848-592003	Community Parks		\$ 51,000
		<u>\$ 51,000</u>	<u>\$ 51,000</u>

Explanation: *Carova Beach Park (50796)* - To transfer funds for a larger picnic shelter at Carova Park.

Net Budget Effect: County Governmental Construction Fund (50) - No change.

<u>Account Number</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
		Decrease Revenue or Increase Expense	Increase Revenue or Decrease Expense
10752-519600	Child Day Care	\$ 25,000	
10330-432800	Child Day Care		\$ 25,000
		<u>\$ 25,000</u>	<u>\$ 25,000</u>

Explanation: *Public Assistance (10752)* - To record re-instatement of State day care funds that had previously been reduced.

Net Budget Effect: Operating Fund (10) - Increased by \$25,000.

Memorandum

TO: Dan Scanlon
 From: Sandra Hill
 Date: May 9, 2008
 Subject: Record Disposal

The Finance Office would like permission to dispose of the following records, which are scheduled for disposal as per the record retention schedule.

Time Period	Description	Approximate number of records
July 1, 1998 - June 30, 1999	Investment records	600
July 1, 2003 - June 30, 2004	Accounts Payable Invoices	13,064
	Bank Statements	132
	Bank Reconciliation Reports	132
	Bank confirmations	2,600
	Revenue Files	2,800
	Daily Receipts	1,100
	Budget Amendments	114
	Journals	394
	NC Sales Tax Summary Reports	12
	Sales Tax Refund Report	1
	Investment Records	600

RESOLUTION

WHEREAS, the Board of Commissioners of Currituck County, North Carolina during its regularly scheduled meeting held May 19, 2008, authorized the following, pursuant to GS 160A and 270(b), that the property listed below, be disposed of at a public auction:

Items from the old Southern Outer Banks Water Plant

- Pittsburg Steel 80,000 gallon tank
- 2 – 5,000 gallon hydropneumatic tanks
- 2 – Greensand Filters
- Delta 110 - 158,400 gallon per day reverse osmosis system

WHEREAS, Items from the old Southern Outer Banks Water Plant will be auctioned at a date and time to be determined at the old plant site in the Village of Ocean Hill.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of County of Currituck reserves the right to reject any and all bids.

**RESOLUTION
SUPPORTING DARE COUNTY’S
REQUEST FOR FEDERAL FUNDING
OREGON INLET**

WHEREAS, Oregon Inlet acts as a “flushing” mechanism for the Albemarle, Currituck, Croatan, Roanoke, and Pamlico Sound systems and all tributaries of these systems, allowing these bodies of water and rivers to properly flush, thus ensuring regional water quality; and

WHEREAS, Oregon Inlet is vital to the economy of Dare County and the surrounding region with an annual documented economic impact of over \$682 million; and

WHEREAS, in May 2003 the Bush Administration’s US Council on Environmental Quality, the US Department of the Interior, the US Army Corps of Engineers, and the National Oceanographic and Atmospheric Administration issued a decision not to move forward on the construction of the Manteo (Shallowbag) Bay project (jetties) but did promise to “improve navigation of the channel,” “and to continue working with the local elected leaders on other actions that can be taken toward these goals.”

NOW, THEREFORE, BE IT RESOLVED, that the Currituck County Board of Commissioners supports the increased federal funding to at least \$12 -\$14 million for the dredging of Oregon Inlet in fiscal year 2009.

**RESOLUTION
SUPPORTING THE TOWN OF DUCK
FOR STORMWATER IMPROVEMENTS
ALONG NC 12 AT THE INTERSECTION OF
NC 12 AND WEST TUCKAHOE DRIVE**

WHEREAS, NC 12 is the only road into and out of the Town of Duck and is the only road connecting the northern beaches of Currituck County with the southern beaches of Dare county; and

WHEREAS, NC 12 is maintained by the North Carolina Department of Transportation and traveled by hundreds of thousands of vehicles each year; and

WHEREAS, flooding from rain events plagues NC 12 due to the lack of a stormwater infrastructure to provide for the conveyance of roadway drainage to adequate receiving systems; and

WHEREAS, the lack of stormwater infrastructure along NC 12 is best illustrated by the effects of the rain events during the Summer of 2004, which nearly resulted in closing of NC 12 due to flooding.

NOW, THEREFORE, BE IT RESOLVED, The Currituck County Board of Commissioners supports the Town of Duck’s request for additional state assistance for stormwater improvements along NC 12 at the intersection of NC 12 and West Tuckahoe

Drive in the southern end of Duck in the amount of \$581,860.

Commissioner's Report

Commissioner Taylor, reminded public of meeting on OLF on Wednesday in Camden.

Commissioner Etheridge asked staff to consider 10 hour work day for 4 days per week.

Commissioner Bowden asked if the CAMA permit had been received for the Carova Beach Park.

County Manager's Report

Dan Scanlon, County Manager, stated that the county insurance rating was increased and that means homeowner's insurance will go up. This increase is a federal decision, not a county decision.

Closed Session: To discuss Personnel, litigation, John Snowden and Ferebee CDBG.

Chairman Nelms moved to go into closed session for the above. Commissioner Taylor seconded the motion. Motion carried.

Adjourn

After reconvening from closed session, no action was taken. There being no further business, the meeting adjourned.



Number \$ 2,008,118

BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 2nd day of June 2008, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2008.

Account Number	Account Description	Debit		Credit	
		Decrease Revenue or Increase Expense		Increase Revenue or Decrease Expense	
10410-526000	Advertising	\$	3,000		
10410-553000	Dues & Subscriptions	\$	60		
10410-545000	Contracted Services			\$	3,060
10441-516000	Repairs & Maintenance	\$	1,000		
10441-506000	Insurance Expense			\$	1,000
10446-511010	Data Transmission	\$	200		
10446-531000	Gas, Oil, etc	\$	200		
10446-506000	Insurance Expense			\$	400
10450-561000	Professional Services	\$	1,000		
10450-526000	Advertising			\$	1,000
10461-526000	Advertising	\$	400		
10461-506000	Insurance Expense			\$	400
10511-561000	Professional Services	\$	13,000		
10511-506000	Insurance Expense			\$	13,000
10531-511010	Data Transmission	\$	200		
10531-514000	Travel	\$	400		
10531-514600	Public Education	\$	22		
10531-506000	Insurance Expense			\$	622
10535-513000	Utilities	\$	500		
10535-506000	Insurance Expense			\$	500
10541-532000	Supplies	\$	600		
10541-506000	Insurance Expense			\$	455
10541-531000	Gas, Oil Etc			\$	145
10550-513000	Utilities	\$	4,000		
10550-592000	Airport Projects			\$	4,000
10606-506000	Insurance Expense	\$	191		
10606-514800	Fees Paid to Officials			\$	191
10660-545000	Contracted Services	\$	425		
10660-506000	Insurance Expense			\$	425
10750-590000	Capital Outlay	\$	221		
10750-506000	Insurance Expense			\$	221
10793-514500	Training & Education	\$	500		
10793-514000	Travel			\$	500
10795-576015	Tackle Football	\$	45		
10795-506000	Insurance Expense			\$	45
12543-5111003	Telephone & Postage	\$	600		
12543-544003	Volunteer Assistance			\$	600
12546-516006	Repairs & Maintenane	\$	1,200		
12546-532006	Supplies	\$	12,000		
12546-511006	Telephone & Postage			\$	1,500
12546-531006	Gas, Oil, Etc			\$	3,000
12546-553006	Dues & Subscriptions			\$	3,000
12546-590006	Capital Outlay			\$	5,700
61818-506000	Insurance Expense	\$	786		
61818-511000	Telephone & Postage	\$	4,000		
61818-514000	Travel	\$	200		
61818-531000	Gas, Oil, Etc	\$	1,500		
61818-545005	Purchase water from another	\$	60,000		
61818-553000	Dues & Subscriptions	\$	475		
61818-590000	Capital Outlay			\$	36,961
61818-590003	Fire Hydrants			\$	30,000
62828-511000	Telephone & Postage	\$	200		
62828-545000	Contracted Services			\$	200
65858-511000	Telephone & Postage	\$	200		
65858-513000	Utilities			\$	200
66868-511010	Data Transmission	\$	300		
66868-513000	Utilities			\$	300
		\$	107,425	\$	107,425

Explanation: Various - Transfers for operations for the remainder of this fiscal year.

Net Budget Effect: Operating Fund (10) - No change.
 Fire Services Fund (12) - No change.
 Occupancy Tax Fund (15) - No change.
 Mainland Water Fund (61) - No change.
 Newtown Road Sewer Fund (62) - No change.
 Moyock Commons Sewer Fund (65) - No change.
 Southern Outer Banks Water & Sewer Fund (66) - No change.

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Journal # _____ Clerk to the Board



BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 2nd day of June 2008, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2008.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
10430-501000	Salary Paid to Officials	\$ 2,000	
10430-505000	FICA	\$ 138	
10430-514000	Travel	\$ 2,500	
10430-514801	Fees Paid to Princt Officials	\$ 8,000	
10430-526000	Advertising	\$ 500	
10430-532100	Ballot Programs & Imprint	\$ 1,000	
10390-499900	Fund Balance Appropriated		\$ 14,138
10430-590441	Technology over \$1000	\$ 13,400	
10330-499000	Miscellaneous Grants		\$ 13,400
		<u>\$ 27,538</u>	<u>\$ 27,538</u>

Explanation: *Elections (10430)* - To increase appropriations for second primary to be held in June 2008 and to record HAVA grant awarded April 25, 2008 to be used for 4 Desktops/Laptops, 4 phone lines and 4 Broadband connections for one-stop and Election Day voting.

Net Budget Effect: Operating Fund (10) - Increased by \$27,538.

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Clerk to the Board



BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 2nd day of June 2008, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2008.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
10545-561000	Medical Examiner	\$ 3,000	
10380-482000	Miscellaneous Revenue		\$ 3,000
		<u>\$ 3,000</u>	<u>\$ 3,000</u>

Explanation: *Medical Examiner (10545)* - To increase appropriations for additional medical examiner expenses.

Net Budget Effect: Operating Fund (10) - Increased by \$3,000.

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Clerk to the Board



BUDGET AMENDMENT

The Currituck County Board of Commissioners, at a meeting on the 2nd day of June 2008, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2008.

<u>Account Number</u>	<u>Account Description</u>	Debit		Credit	
		<u>Decrease Revenue or</u> <u>Increase Expense</u>		<u>Increase Revenue or</u> <u>Decrease Expense</u>	
10795-576017	Aerobics	\$	825		
10350-469017	Aerobics			\$	825
		<u>\$</u>	<u>825</u>	<u>\$</u>	<u>825</u>

Explanation: *Recreation (10795)* - To increase appropriations for aerobics classes started this spring.

Net Budget Effect: Operating Fund (10) - Increased by \$825.

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Clerk to the Board



BUDGET AMENDMENT

The Currituck County Board of Commissioners sitting as the Ocean Sands Water and Sewer District Board, at a meeting on the 2nd day of June 2008, passed the following amendment to the budget resolution for the fiscal year ending June 30, 2008.

<u>Account Number</u>	<u>Account Description</u>	Debit	Credit
		<u>Decrease Revenue or Increase Expense</u>	<u>Increase Revenue or Decrease Expense</u>
60808-511000	Telephone & Postage - Water	\$ 200	
60808-511001	Telephone & Postage - Sewer	\$ 150	
60808-532000	Supplies - Water	\$ 300	
60808-561001	Professional Services - Sewer	\$ 84,000	
60808-561000	Professional Services - Water		\$ 50,000
60808-590001	Capital Outlay - Sewer		\$ 34,650
		<u>\$ 84,650</u>	<u>\$ 84,650</u>

Explanation: *Ocean Sands Water & Sewer (60808)* - Operating transfers for the remainder of this fiscal year.

Net Budget Effect: Ocean Sands Water & Sewer Fund (60) - No change

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Clerk to the Board